Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED SUBDIVISION OF PLOT NO : 13,14,15,16 &17 IN 12TH STREET, VGN PARADISE PHASE-II, CMDA APPROVED NO P.P.D/L.O NO. 248/2023 DATED 12-10-2023 COMPRISED IN OLD SURVEY NO. 152/4 PART, WARD . C, BLOCK NO.7, T.S.No.1 PART, OF ERNAVOOR VILLAGE, TIRUVOTTIYUR TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION, DIVISION -04, ZONE-I.

North

W E

S

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண்: SD/WDCN01/002178/2026
(மனை உட்பிரிவு)

நாள் 24/06/2026 வார்டு 04

ஒப்பளிக்கப்பட்டது

24-06-2026

உ.செ.பொ. ஆணையருக்காக

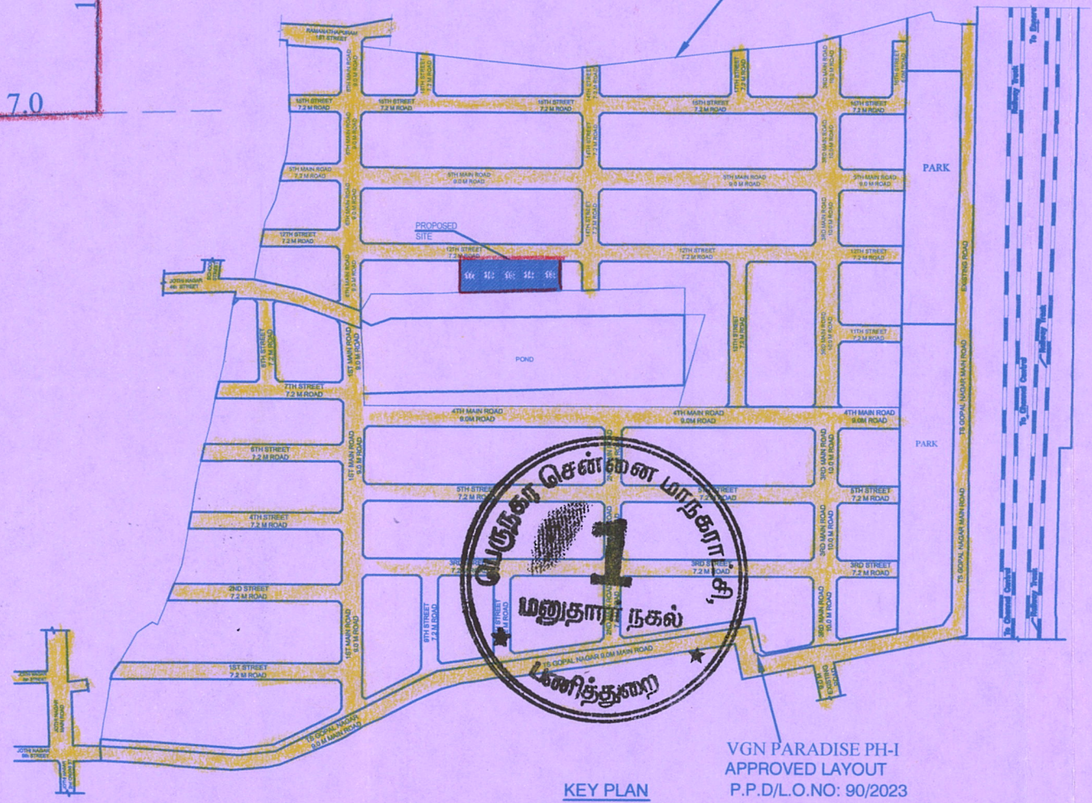
12TH STREET
7.2 M ROAD

	7.1		7.1		7.1		7.1		7.1		7.0	
18	13.6	17B	13.5	16B & 17A	13.3	15B & 16A	13.2	14B & 15A	13.0	13B & 14A	12.8	13A	12.6	12
	7.1		7.1		7.1		7.1		7.1		7.0	

O.Sy.No:152/4PT
T.S.No.1 Part

SCALE:1:300

VGN PARADISE PH-II
CMDA APPROVAL NO.
P.P.D/L.O.NO: 248/2023



VGN PARADISE PH-I
APPROVED LAYOUT
P.P.D/L.O.NO: 90/2023

KEY PLAN
(NOT TO SCALE)

பெருநகர சென்னை மாநகராட்சி
1
மணுதாரர் நகல்
பணித்துறை

COLOUR INDEX

LAYOUT BOUNDARY	
EXISTING ROAD	

AREA STATEMENT

EXTENT IN	SQ.M
PLOT NO : 13A	88.91
PLOT NO : 13B & 14A	91.60
PLOT NO : 14B & 15A	93.00
PLOT NO : 15B & 16A	94.11
PLOT NO : 16B & 17A	95.13
PLOT NO : 17B	96.15
TOTAL PLOT AREA	558.90
NO. OF PLOTS :6	

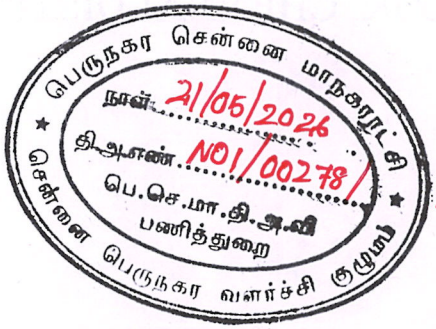
For VGN HOMES PRIVATE LIMITED

Director

OWNER/ POWER AGENT

Er. R.G. CHANDHIRASEKARAN
CMDA Registered Engineer Grade III (RE)
RE / GR-III / 2019 / 04 / 075
Registered Engineer Grade-III (RE)
Greater Chennai Corporation , RE 301122024
DTCP Registered Engineer Grade-III (RE)
CGLDIST/RE/GR-III/2019/11/033
6/27, NEHRU STREET,
C. PALLAVARAM, CHENNAI-600 043.
Cell : 9840183387 / 9841797833

LICENSED SURVEYOR / ARCHITECT


பெருநகர சென்னை மாநகராட்சி
நாள்: 21/05/2026
தி.ஆ.எண். N01/00278/
பெ.செ.மா.தி.அ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

2026

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.