

RERA Document

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

From

31.08.2026

M/s. VGN HOMES PRIVATE LIMITED
Rep. by its Authorized Signatory Mr.B.Baskaran
No. 49 & 50 . 2nd and 3rd floor, Nelson Manickam Road,
Amainthakara, Chennai - 600 030.

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
"RERA Tower" No. 133, G-Block,
1st Avenue, Anna Nagar, Chennai - 600 102.

Sir,

Sub: Submission of clarification and request to issue Form 'C' certificate - Reg.

Ref: 1.File No. TNRERA/PLF/4766/2026 Dated: 04-07-2026
2. Existing TNRERA Form "C" No. TN/29/Layout/4728/2023 dt 22.12.2026

With reference cited No. 1 above, we have filed the plots of land sub-divided in the existing Project of "VGN PARADISE PHASE - II", for the Plot Nos. 13, 14, 15, 16 & 17 in 12th Street which sub-divided into 13 A, 13B & 14/A, 14B & 15A, 15B & 16A, 16B & 17A, 17B, the land admeasuring an extent of 558.90 Sq.mtr, comprised in Old Survey No. 152/4 Part as per TSLR T.S.No.1 Part, Ward C, Block No.7 of Ernavoor Village, Thiruvottiyur Taluk, Chennai District within the limit of Greater Chennai Corporation Zone No. N01, Ward No. N004 and State of Tamil Nadu.

The said project is within the limit of Greater Chennai Corporation and no more provision of Over Head Tank facility in the said layout. But we provided pipe line connection of GCC water supply line to each every plots in the existing layout and also produced before vide site photos and GCC Fee slip vide WDC NO. SD/WDCN01/00316/2023 dated 25.08.2023.

We declare that we provided necessary Storm Water line and Electrical Pole & DB etc in the said layout with all amenities. Therefore, We humbly request to issue form "C" certificate at the earliest from your good office

Thank you.

Your Truly,

For VGN HOMES PRIVATE LIMITED
B. Baskaran
Authorised Signatory

Encl :-

1. GCC fee slip copy Ref No. WDC NO. SD/WDCN01/00316/2023 dated 25.08.2023
2. Water Pipe connection site Photo.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department
Demand Advice

Recd
25/8/23
220

From,

Assistant Executive Engineer,
Corporation of Chennai,
Amma Maligai, Ripon Building,
Chennai - 600 003

To,

Thiru/Tmt.V G N HOMES PVT LTD REP
BY ITS DIRECTOR THIRU B R
NANDAKUMAR
NO:333, POONAMALLEE HIGH ROAD,
AMAINDAKARAI, CH-29

W.D.C.No. SD/WDCN01/00316/2023

Challan Number : N01/2023-24/10280

Date : 25/08/2023

Sir / Madam,

Subject : Application for Layout of Land - layout approval only

Site Address : Block No:7,Plot No:-, Survey No:T.S.NO:1 PART, T S GOPAL NAGAR,T S GOPAL
NAGAR(N004),TIRUVOTTRIYUR,Ernavur, CHENNAI, 600019

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter.

SL. No.	Fees Types	Amount in (Rs.)
1	Scrutiny Fees	41000
2	Tentative improvement charges	2975000
	Total (Rs.)	3016000

For above amount to produce the Demand Draft in favour of Commissioner, Greater Chennai Corporation.

1	CMDA Development Charges	100
	Total (Rs.)	100

For above amount to produce the Demand Draft in favour of The Member Secretary, CMDA.

1.Latest Property Tax receipt.
2.8 copies of corrected plan.

An amount of Rs. 23,29,000/-
towards VLT in Favour of
Revenue Officer, Greater Chennai Corporation

Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:

J.E. A.E. Division N004
Through Zonal Officer

Flag day fund Rs.1000/-

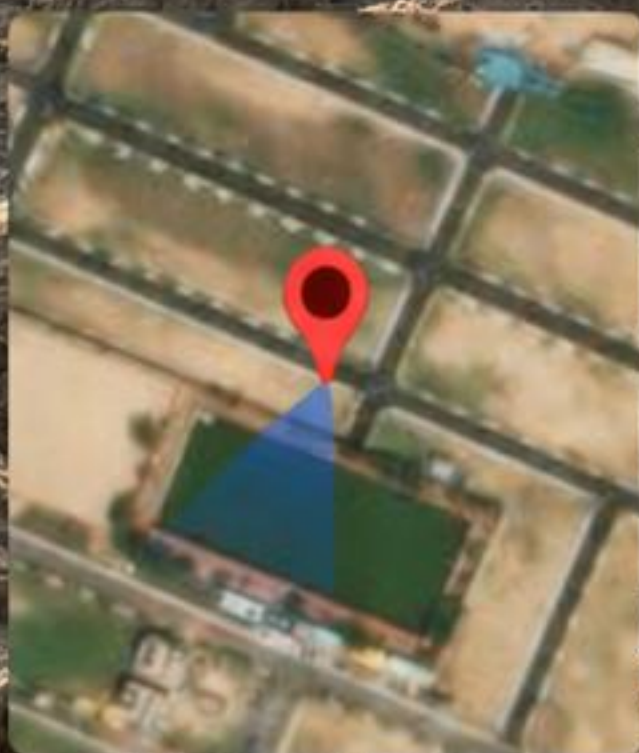
(Signature)
Assistant Executive Engineer

This is the Computer Generated Receipt. Signature and Seal is not required.

(Signature)
25/8/23



GPS Map Camera



Chennai, Tamil Nadu, India 🇮🇳

Ernavoor Village, Tiruvottiyur, Chennai,
Tamil Nadu 600057, India

Lat 13.178890, Long 80.303266

Wednesday, 26/08/2026 05:04 PM GMT+05:30

Note : Captured by GPS Map Camera

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

