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Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

CASAGRAND GOLDENGROVE - Proposed Construction of Residential Non High-Rise Building Villa No. 1 To 116 Consists of Ground Floor + First Floor, Totally 116 D/U , with Club House Building Comprised in Survey Nos. 85/1B, 86/2A1, 86/2A2, 86/2B2, 86/3A, 86/3C, 86/3E, 87/2A, 87/2C, 103/3A1, 103/3A3, 103/3A4, 103/3B1, 103/3B3, 103/3B5, 105/1A, 105/ 1C, 105/1D, 105/1E, 105/1F, 105/1G, 105/2A, 105/2B, 105/2C, 105/3A2, 105/3A3 and 105/3A4 of Sonallur Village, Vandalur Taluk, Chengalpet District. OSR & Link Road Gifted vide Gift Deed No : 17676/2024, dated on 11.11.2024 comprised in S.Nos. 86/2A3, 86/2B1, 86/3B, 86/3D, 87/2B, 102/1B1, 102/1B2, 102/1B3, 103/3A2, 103/3A5, 103/3B2, 103/3B4, 105/1B, 105/2D, 105/3A1 of Sonallur Village, Vandalur Taluk, Chengalpet District.

S.NO	BLOCK	FLOOR	VILLA NO	TYPE	RERA CARPET AREA (sec 2(k)) (Sq.m)	EXCLUSIVE BALCONY (Sq.m)	EXCLUSIVE / VERANDAH / UTLITY / SERVICE / OPEN TERRACE (Sq.m)	PROPORTIONATE COMMON AREA (Sq.m)	TOTAL AREA IN SQ.M	VILLAS LAND AREA AS PER DOCUMENT FOR (Sq.M)	UDS FOR CLUBHOUSE	CAR PARKING (NOS)	
												COVERED	OPEN
1	0	GROUND & FIRST FLOOR	1	3BHK+3T	156.41	7.40	-	49.78	213.60	190.59	4.94	1.00	-
2	0	GROUND & FIRST FLOOR	2	3BHK+3T	156.41	7.40	-	49.78	213.60	155.50	4.94	1.00	-
3	0	GROUND & FIRST FLOOR	3	3BHK+3T	156.41	7.40	-	49.78	213.60	151.80	4.94	1.00	-
4	0	GROUND & FIRST FLOOR	4	3BHK+3T	155.24	7.40	-	40.58	203.22	151.04	4.94	1.00	-
5	0	GROUND & FIRST FLOOR	5	3BHK+3T	102.10	7.80	-	34.89	144.79	149.38	4.94	1.00	-
6	0	GROUND & FIRST FLOOR	6	3BHK+3T	122.78	0.00	-	37.21	159.99	119.55	4.94	1.00	-
7	0	GROUND & FIRST FLOOR	7	3BHK+3T	122.78	0.00	-	37.21	159.99	124.68	4.94	1.00	-
8	0	GROUND & FIRST FLOOR	8	3BHK+3T	122.78	0.00	-	37.21	159.99	119.07	4.94	1.00	-
9	0	GROUND & FIRST FLOOR	9	3BHK+3T	122.78	0.00	-	37.21	159.99	113.45	4.94	1.00	-
10	0	GROUND & FIRST FLOOR	10	3BHK+3T	147.82	0.00	-	40.17	187.99	151.63	4.94	1.00	-
11	0	GROUND & FIRST FLOOR	11	3BHK+3T	122.78	0.00	-	37.21	159.99	160.91	4.94	1.00	-
12	0	GROUND & FIRST FLOOR	12	3BHK+3T	122.78	0.00	-	37.21	159.99	132.03	4.94	1.00	-
13	0	GROUND & FIRST FLOOR	13	3BHK+3T	156.50	0.00	-	42.23	198.73	187.25	4.94	1.00	-
14	0	GROUND & FIRST FLOOR	14	3BHK+3T	156.50	0.00	-	42.23	198.73	188.52	4.94	1.00	-
15	0	GROUND & FIRST FLOOR	15	3BHK+3T	156.50	0.00	-	42.23	198.73	190.67	4.94	1.00	-
16	0	GROUND & FIRST FLOOR	16	3BHK+3T	137.85	4.46	-	38.75	181.06	174.56	4.94	1.00	-
17	0	GROUND & FIRST FLOOR	17	3BHK+3T	137.85	4.46	-	38.75	181.06	133.63	4.94	1.00	-
18	0	GROUND & FIRST FLOOR	18	3BHK+3T	137.85	4.46	-	38.75	181.06	133.63	4.94	1.00	-
19	0	GROUND & FIRST FLOOR	19	3BHK+3T	137.85	4.46	-	38.75	181.06	133.63	4.94	1.00	-
20	0	GROUND & FIRST FLOOR	20	3BHK+3T	137.85	4.46	-	38.75	181.06	156.66	4.94	1.00	-
21	0	GROUND & FIRST FLOOR	21	3BHK+3T	134.75	0.00	-	39.50	174.24	172.98	4.94	1.00	-
22	0	GROUND & FIRST FLOOR	22	3BHK+3T	134.75	0.00	-	39.50	174.25	126.77	4.94	1.00	-
23	0	GROUND & FIRST FLOOR	23	3BHK+3T	134.75	0.00	-	39.50	174.25	127.72	4.94	1.00	-
24	0	GROUND & FIRST FLOOR	24	3BHK+3T	134.75	0.00	-	39.50	174.25	128.67	4.94	1.00	-
25	0	GROUND & FIRST FLOOR	25	3BHK+3T	134.75	0.00	-	39.50	174.25	129.61	4.94	1.00	-
26	0	GROUND & FIRST FLOOR	26	3BHK+3T	134.75	0.00	-	39.50	174.25	130.56	4.94	1.00	-
27	0	GROUND & FIRST FLOOR	27	3BHK+3T	134.75	0.00	-	39.50	174.24	145.87	4.94	1.00	-
28	0	GROUND & FIRST FLOOR	28	3BHK+3T	137.85	4.46	-	38.75	181.06	156.66	4.94	1.00	-
29	0	GROUND & FIRST FLOOR	29	3BHK+3T	137.85	4.46	-	38.75	181.06	133.63	4.94	1.00	-

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Authorised Signatory

30	0	GROUND & FIRST FLOOR	30	3BHK+3T	137.85	4.46	-	38.75	181.06	133.63	4.94	1.00	-
31	0	GROUND & FIRST FLOOR	31	3BHK+3T	137.85	4.46	-	38.75	181.06	133.63	4.94	1.00	-
32	0	GROUND & FIRST FLOOR	32	3BHK+3T	137.85	4.46	-	38.75	181.06	166.06	4.94	1.00	-
33	0	GROUND & FIRST FLOOR	33	3BHK+3T	122.78	0.00	-	38.19	160.96	137.27	4.94	1.00	-
34	0	GROUND & FIRST FLOOR	34	3BHK+3T	122.78	0.00	-	38.19	160.96	121.51	4.94	1.00	-
35	0	GROUND & FIRST FLOOR	35	3BHK+3T	122.78	0.00	-	38.19	160.96	120.86	4.94	1.00	-
36	0	GROUND & FIRST FLOOR	36	3BHK+3T	122.78	0.00	-	38.19	160.96	120.21	4.94	1.00	-
37	0	GROUND & FIRST FLOOR	37	3BHK+3T	122.78	0.00	-	38.19	160.96	119.56	4.94	1.00	-
38	0	GROUND & FIRST FLOOR	38	3BHK+3T	122.78	0.00	-	38.19	160.96	118.91	4.94	1.00	-
39	0	GROUND & FIRST FLOOR	39	3BHK+3T	122.78	0.00	-	38.19	160.96	118.25	4.94	1.00	-
40	0	GROUND & FIRST FLOOR	40	3BHK+3T	122.78	0.00	-	38.19	160.96	144.88	4.94	1.00	-
41	0	GROUND & FIRST FLOOR	41	3BHK+3T	146.62	4.46	-	38.48	189.56	184.80	4.94	1.00	-
42	0	GROUND & FIRST FLOOR	42	3BHK+3T	146.62	4.46	-	38.48	189.56	164.26	4.94	1.00	-
43	0	GROUND & FIRST FLOOR	43	3BHK+3T	146.62	4.46	-	38.48	189.56	156.23	4.94	1.00	-
44	0	GROUND & FIRST FLOOR	44	3BHK+3T	146.62	4.46	-	38.48	189.56	148.20	4.94	1.00	-
45	0	GROUND & FIRST FLOOR	45	3BHK+3T	146.62	4.46	-	38.48	189.56	139.00	4.94	1.00	-
46	0	GROUND & FIRST FLOOR	46	3BHK+3T	122.78	0.00	-	38.19	160.96	125.45	4.94	1.00	-
47	0	GROUND & FIRST FLOOR	47	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
48	0	GROUND & FIRST FLOOR	48	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
49	0	GROUND & FIRST FLOOR	49	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
50	0	GROUND & FIRST FLOOR	50	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
51	0	GROUND & FIRST FLOOR	51	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
52	0	GROUND & FIRST FLOOR	52	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
53	0	GROUND & FIRST FLOOR	53	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
54	0	GROUND & FIRST FLOOR	54	3BHK+3T	122.78	0.00	-	38.19	160.96	142.23	4.94	1.00	-
55	0	GROUND & FIRST FLOOR	55	3BHK+3T	119.29	4.37	5.92	26.32	155.90	117.74	4.94	-	1.00
56	0	GROUND & FIRST FLOOR	56	3BHK+3T	119.29	4.37	5.92	26.32	155.90	121.35	4.94	-	1.00
57	0	GROUND & FIRST FLOOR	57	3BHK+3T	119.29	4.37	5.92	26.32	155.90	124.51	4.94	-	1.00
58	0	GROUND & FIRST FLOOR	58	3BHK+3T	119.29	4.37	5.92	26.32	155.90	126.55	4.94	-	1.00
59	0	GROUND & FIRST FLOOR	59	3BHK+3T	122.78	0.00	-	38.19	160.96	123.89	4.94	1.00	
60	0	GROUND & FIRST FLOOR	60	3BHK+3T	122.78	0.00	-	38.19	160.96	128.66	4.94	1.00	
61	0	GROUND & FIRST FLOOR	61	3BHK+3T	122.78	0.00	-	38.19	160.96	134.14	4.94	1.00	
62	0	GROUND & FIRST FLOOR	62	3BHK+3T	122.78	0.00	-	38.19	160.96	139.63	4.94	1.00	
63	0	GROUND & FIRST FLOOR	63	3BHK+3T	122.78	0.00	-	38.19	160.96	143.98	4.94	1.00	
64	0	GROUND & FIRST FLOOR	64	3BHK+3T	122.78	0.00	-	38.19	160.96	142.23	4.94	1.00	
65	0	GROUND & FIRST FLOOR	65	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	
66	0	GROUND & FIRST FLOOR	66	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	

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67	0	GROUND & FIRST FLOOR	67	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
68	0	GROUND & FIRST FLOOR	68	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
69	0	GROUND & FIRST FLOOR	69	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
70	0	GROUND & FIRST FLOOR	70	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	-
71	0	GROUND & FIRST FLOOR	71	3BHK+3T	122.78	0.00	-	38.19	160.96	126.58	4.94	1.00	
72	0	GROUND & FIRST FLOOR	72	3BHK+3T	122.78	0.00	-	38.19	160.96	125.45	4.94	1.00	
73	0	GROUND & FIRST FLOOR	73	3BHK+3T	112.87	7.56	-	41.15	161.59	122.91	4.94	-	-
74	0	GROUND & FIRST FLOOR	74	3BHK+3T	112.87	7.56	-	41.15	161.59	111.04	4.94	-	-
75	0	GROUND & FIRST FLOOR	75	3BHK+3T	112.87	7.56	-	41.15	161.59	111.20	4.94	1.00	
76	0	GROUND & FIRST FLOOR	76	3BHK+3T	92.67	0.00	-	36.50	129.16	68.88	4.94	1.00	
77	0	GROUND & FIRST FLOOR	77	3BHK+3T	92.67	0.00	-	36.50	129.16	70.00	4.94	1.00	
78	0	GROUND & FIRST FLOOR	78	3BHK+3T	140.91	5.51	4.23	26.38	177.04	153.23	4.94	-	1.00
79	0	GROUND & FIRST FLOOR	79	3BHK+3T	140.91	5.51	4.23	26.38	177.04	144.90	4.94	-	1.00
80	0	GROUND & FIRST FLOOR	80	3BHK+3T	140.91	5.51	4.23	26.38	177.04	135.96	4.94	-	1.00
81	0	GROUND & FIRST FLOOR	81	3BHK+3T	123.82	3.91	3.64	25.60	156.98	127.03	4.94	-	1.00
82	0	GROUND & FIRST FLOOR	82	3BHK+3T	110.33	3.48	2.85	24.88	141.54	116.39	4.94	-	1.00
83	0	GROUND & FIRST FLOOR	83	3BHK+3T	92.67	0.00	-	36.50	129.16	68.88	4.94	-	-
84	0	GROUND & FIRST FLOOR	84	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
85	0	GROUND & FIRST FLOOR	85	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
86	0	GROUND & FIRST FLOOR	86	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
87	0	GROUND & FIRST FLOOR	87	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
88	0	GROUND & FIRST FLOOR	88	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
89	0	GROUND & FIRST FLOOR	89	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
90	0	GROUND & FIRST FLOOR	90	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
91	0	GROUND & FIRST FLOOR	91	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
92	0	GROUND & FIRST FLOOR	92	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
93	0	GROUND & FIRST FLOOR	93	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
94	0	GROUND & FIRST FLOOR	94	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
95	0	GROUND & FIRST FLOOR	95	3BHK+3T	92.67	0.00	-	36.49	129.16	68.88	4.94	-	-
96	0	GROUND & FIRST FLOOR	96	3BHK+3T	92.67	0.00	-	36.49	129.16	68.88	4.94	-	-
97	0	GROUND & FIRST FLOOR	97	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
98	0	GROUND & FIRST FLOOR	98	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
99	0	GROUND & FIRST FLOOR	99	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
100	0	GROUND & FIRST FLOOR	100	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
101	0	GROUND & FIRST FLOOR	101	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
102	0	GROUND & FIRST FLOOR	102	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
103	0	GROUND & FIRST FLOOR	103	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-

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104	0	GROUND & FIRST FLOOR	104	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
105	0	GROUND & FIRST FLOOR	105	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
106	0	GROUND & FIRST FLOOR	106	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
107	0	GROUND & FIRST FLOOR	107	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
108	0	GROUND & FIRST FLOOR	108	3BHK+3T	92.67	0.00	-	36.49	129.16	68.87	4.94	-	-
109	0	GROUND & FIRST FLOOR	109	3BHK+3T	92.67	0.00	-	36.49	129.16	68.93	4.94	-	-
110	0	GROUND & FIRST FLOOR	110	3BHK+3T	93.47	0.00	-	36.65	130.12	70.04	4.94	-	-
111	0	GROUND & FIRST FLOOR	111	3BHK+3T	93.47	0.00	-	36.65	130.12	70.03	4.94	-	-
112	0	GROUND & FIRST FLOOR	112	3BHK+3T	93.47	0.00	-	36.65	130.12	70.02	4.94	-	-
113	0	GROUND & FIRST FLOOR	113	3BHK+3T	93.47	0.00	-	36.65	130.12	70.01	4.94	-	-
114	0	GROUND & FIRST FLOOR	114	3BHK+3T	93.47	0.00	-	36.65	130.12	70.00	4.94	-	-
115	0	GROUND & FIRST FLOOR	115	3BHK+3T	93.47	0.00	-	36.65	130.12	69.99	4.94	-	-
116	0	GROUND & FIRST FLOOR	116	3BHK+3T	93.47	0.00	-	36.65	130.12	69.97	4.94	-	-
					13773.27	**168.41**	**42.87**	**4331.83**	**18316.38**	**13501.76**	**572.50**	**71**	**9**
		DEWELLING UNIT SUB TOTAL								**13501.76**	**572.50**		
VILLAS LAND AREA AS PER DOCUMENT											**13501.76**		
GIFTED OSR AREA											**1639.14**		
GIFTED LAYOUT ROAD AREA											**7486.50**		
GIFTED ROAD WIDENING AREA											**274.00**		
GIFTED TOWARDS PUBLIC PURPOSE - 1 (LOCAL BODY)											**90.10**		
GIFTED TOWARDS PUBLIC PURPOSE - 2 (TANGEDCO)											**86.00**		
OWNERS USE LAND -1											**10.28**		
OWNERS USE LAND -2 (SOUTHERN SIDE)													
CLUB HOUSE CAR PARKING												**-**	**3**
OWNERS USE LAND -2 (EASTERN SIDE)- CLUB HOUSE AREA											**562.22**		
GRAND TOTAL											**23650.00**	**71**	**12**

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Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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