Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

RERA AREA STATEMENT FOR THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF RESIDENTIAL BUILDING CONSISTS OF 16 BLOCKS, (HEIGHT : 6.56M) BLOCK -1: GROUND FLOOR + 1st FLOOR WITH 2 DUPLEX DWELLING UNITS, BLOCK -2,4,6 (TYPICAL)GROUND FLOOR + 1st FLOOR WITH 4 DWELLING UNITS, BLOCK -3,5,7,9(TYPICAL) GROUND FLOOR + 1stFLOOR WITH 4 DWELLING UNITS, BLOCK -8 GROUND FLOOR + 1st FLOOR WITH 5 DUPLEX DWELLING UNITS, BLOCK -10 GROUND FLOOR + 1st FLOOR WITH 5 DUPLEX DWELLING UNITS, BLOCK - 11 GROUND FLOOR + 1stFLOOR WITH 4 DUPLEX DWELLING UNITS, BLOCK -12 GROUND FLOOR + 1st FLOOR WITH 4 DUPLEX DWELLING UNITS, BLOCK -13GROUND FLOOR + 1st FLOOR WITH 5 DUPLEX DWELLING UNITS,BLOCK -14 GROUND FLOOR + 1st FLOOR WITH 3 DUPLEX DWELLING UNITS, BLOCK -15 GROUND FLOOR + 1st FLOOR WITH 6 DUPLEX DWELLING UNITS, BLOCK -16 GROUND FLOOR + 1st FLOOR WITH 7 DUPLEX DWELLING UNITS AND SERVICE BLOCK TOTALLY 69 DUPLEX DWELLING UNITS AT BLACK BERRY STREET, CHERRY BLOSSOM STREET ON NORTHERN SIDE AND ORECHID STREET, VILINJIAMBAKKAM VILLAGE, CHENNAI, COMPRISED IN S.NO. 35/1A, 35/1B, 35/2, 35/4, 44/1PT, 44/2, 45/1, 45/2PT, 47/1, T.S.NO.7/14, 7/16PT, 9/1PT OF BLOCK NO.21, WARD - G OF VILINJIAMBAKKAM VILLAGE, WITH IN THE LIMITS OF AVADI MUNICIPALITY

All Units are in Sqm

S.NO	BLOCK	FLOOR	UNIT NOS	TYPE	CARPET AREA IN SQM (a)	EXCLUSIVE BALCONY AREA IN SQM (b)	EXCLUSIVE VERANDAH/ UTILITY/ SERVICES/ OPEN TERRACE IN SQM (c)	TOTAL AREA IN SQM (a+b+c=d)	PROPORTIONATE COMMON AREA IN SQM (e)	EAR MARKED PLOT AREA	UDS AREA	TOTAL AREA	CAR PARKING NOS	
													COVERED	OPEN
COMMON AREA CONSTRUCTION (TOOL ROOM & FACILITY BLDG)									51.33					
SITE EXTENT AS PER DOCUMENT									12096.57				-	
OSR GIFTED									1212.76					
ROAD GIFTED									1136.53					
TOTAL EAR MARKED PLOT AREA									7134.47				-	
BALANCE LAND AREA FOR UDS									3749.34				-	
VISITORS & HANDICAPPED CAR PARKING													-	21
1	BLOCK-1	G+1	UNIT -1	3 BHK	114.64	3.53	-	118.17	0.77	165.6	87.05	252.70	1	-
2		G+1	UNIT -2	3 BHK	114.55	3.53	-	118.08	0.77	149.7	78.65	228.32	1	-
3	BLOCK-2	G+1	UNIT -3	3 BHK	115.85	3.53	-	119.38	0.77	133.3	70.06	203.38	1	-
4		G+1	UNIT -4	3 BHK	115.85	3.53	-	119.38	0.77	87.4	45.94	133.36	1	-
5		G+1	UNIT -5	3 BHK	115.85	3.53	-	119.38	0.77	87.4	45.94	133.36	1	-
6		G+1	UNIT -6	3 BHK	115.85	3.53	-	119.38	0.77	98.1	51.56	149.66	1	-
7	BLOCK - 3	G+1	UNIT -7	3 BHK	114.55	3.53	-	118.08	0.77	103.7	54.49	158.17	1	-
8		G+1	UNIT -8	3 BHK	114.55	3.53	-	118.08	0.77	87.4	45.94	133.36	1	-
9		G+1	UNIT -9	3 BHK	114.55	3.53	-	118.08	0.77	87.4	45.94	133.36	1	-
10		G+1	UNIT -10	3 BHK	114.55	3.53	-	118.08	0.77	133.4	70.11	203.52	1	-
11	BLOCK - 4	G+1	UNIT -11	3 BHK	115.85	3.53	-	119.38	0.77	119.0	62.54	181.55	1	-
12		G+1	UNIT -12	3 BHK	115.85	3.53	-	119.38	0.77	87.4	45.94	133.36	1	-
13		G+1	UNIT -13	3 BHK	115.85	3.53	-	119.38	0.77	87.4	45.94	133.36	1	-
14		G+1	UNIT -14	3 BHK	115.85	3.53	-	119.38	0.77	109.4	57.51	166.95	1	-
15	BLOCK - 5	G+1	UNIT -15	3 BHK	114.55	3.53	-	118.08	0.77	127.4	66.94	194.30	1	-
16		G+1	UNIT -16	3 BHK	114.55	3.53	-	118.08	0.77	93.3	49.02	142.29	1	-
17		G+1	UNIT -17	3 BHK	114.55	3.53	-	118.08	0.77	90.5	47.55	138.04	1	-
18		G+1	UNIT -18	3 BHK	114.55	3.53	-	118.08	0.77	110.6	58.15	168.79	1	-
19	BLOCK - 6	G+1	UNIT -19	3 BHK	115.85	3.53	-	119.38	0.77	107.1	56.29	163.41	1	-
20		G+1	UNIT -20	3 BHK	115.85	3.53	-	119.38	0.77	90.6	47.60	138.18	1	-
21		G+1	UNIT -21	3 BHK	115.85	3.53	-	119.38	0.77	93.1	48.92	142.01	1	-
22		G+1	UNIT -22	3 BHK	115.85	3.53	-	119.38	0.77	109.4	57.51	166.95	1	-
23	BLOCK -7	G+1	UNIT -23	3 BHK	114.55	3.53	-	118.08	0.77	99.3	52.19	151.50	1	-
24		G+1	UNIT -24	3 BHK	114.55	3.53	-	118.08	0.77	87.4	45.94	133.36	1	-
25		G+1	UNIT -25	3 BHK	114.55	3.53	-	118.08	0.77	87.4	45.94	133.36	1	-
26		G+1	UNIT -26	3 BHK	114.55	3.53	-	118.08	0.77	108.4	56.98	165.39	1	-
27	BLOCK -8	G+1	UNIT -27	3 BHK	115.85	3.53	-	119.38	0.77	114.8	60.34	175.17	1	-
28		G+1	UNIT -28	3 BHK	115.85	3.53	-	119.38	0.77	102.6	53.90	156.46	1	-
29		G+1	UNIT -29	3 BHK	115.85	3.53	-	119.38	0.77	102.7	54.00	156.75	1	-
30		G+1	UNIT -30	3 BHK	115.85	3.53	-	119.38	0.77	99.8	52.44	152.21	1	-
31		G+1	UNIT -31	3 BHK	115.85	3.53	-	119.38	0.77	119.3	62.69	181.97	1	-

For V.GURUSWAMY NAIDU & CO PRIVATE LIMITED

Authorised Signatory

SUNIL VAMADEVAN, B.Arch.,
Registered Architect : CA/90/13417
CMDA Regn : RA/Gr-I/19/03/064
#15 (Old-11), 4th Main Road,
Kamaraj Nagar, Thiruvanmiyur,
Chennai - 600 041. ☎ 24488378

RERA AREA STATEMENT FOR THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF RESIDENTIAL BUILDING CONSISTS OF 16 BLOCKS, (HEIGHT : 6.56M) BLOCK -1: GROUND FLOOR + 1st FLOOR WITH 2 DUPLEX DWELLING UNITS, BLOCK -2,4,6 (TYPICAL)GROUND FLOOR + 1st FLOOR WITH 4 DWELLING UNITS, BLOCK -3,5,7,9(TYPICAL) GROUND FLOOR + 1stFLOOR WITH 4 DWELLING UNITS, BLOCK -8 GROUND FLOOR + 1st FLOOR WITH 5 DUPLEX DWELLING UNITS, BLOCK -10 GROUND FLOOR + 1st FLOOR WITH 5 DUPLEX DWELLING UNITS, BLOCK - 11 GROUND FLOOR + 1stFLOOR WITH 4 DUPLEX DWELLING UNITS, BLOCK -12 GROUND FLOOR + 1st FLOOR WITH 4 DUPLEX DWELLING UNITS, BLOCK -13GROUND FLOOR + 1st FLOOR WITH 5 DUPLEX DWELLING UNITS,BLOCK -14 GROUND FLOOR + 1st FLOOR WITH 3 DUPLEX DWELLING UNITS, BLOCK -15 GROUND FLOOR + 1st FLOOR WITH 6 DUPLEX DWELLING UNITS, BLOCK -16 GROUND FLOOR + 1st FLOOR WITH 7 DUPLEX DWELLING UNITS AND SERVICE BLOCK TOTALLY 69 DUPLEX DWELLING UNITS AT BLACK BERRY STREET, CHERRY BLOSSOM STREET ON NORTHERN SIDE AND ORECHID STREET, VILINJIAMBAKKAM VILLAGE, CHENNAI, COMPRISED IN S.NO. 35/1A, 35/1B, 35/2, 35/4, 44/1PT, 44/2, 45/1, 45/2PT, 47/1, T.S.NO.7/14, 7/16PT, 9/1PT OF BLOCK NO.21, WARD - G OF VILINJIAMBAKKAM VILLAGE, WITH IN THE LIMITS OF AVADI MUNICIPALITY

All Units are in Sqm

S.NO	BLOCK	FLOOR	UNIT NOS	TYPE	CARPET AREA IN SQM (a)	EXCLUSIVE BALCONY AREA IN SQM (b)	EXCLUSIVE VERANDAH/ UTILITY/ SERVICES/ OPEN TERRACE IN SQM (c)	TOTAL AREA IN SQM (a+b+c=d)	PROPORTIONATE COMMON AREA IN SQM (e)	EAR MARKED PLOT AREA	UDS AREA	TOTAL AREA	CAR PARKING NOS	
32	BLOCK -9	G+1	UNIT -32	3 BHK	114.55	3.53	-	118.08	0.77	110.3	57.95	168.23	1	-
33		G+1	UNIT -33	3 BHK	114.55	3.53	-	118.08	0.77	97.8	51.41	149.24	1	-
34		G+1	UNIT -34	3 BHK	114.55	3.53	-	118.08	0.77	97.9	51.46	149.38	1	-
35		G+1	UNIT -35	3 BHK	114.55	3.53	-	118.08	0.77	124.6	65.47	190.05	1	-
36	BLOCK -10	G+1	UNIT -36	3 BHK	114.64	3.53	-	118.17	0.77	97.6	51.31	148.95	1	-
37		G+1	UNIT -37	3 BHK	114.64	3.53	-	118.17	0.77	87.2	45.84	133.08	1	-
38		G+1	UNIT -38	3 BHK	114.64	3.53	-	118.17	0.77	87.2	45.84	133.08	1	-
39		G+1	UNIT -39	3 BHK	114.64	3.53	-	118.17	0.77	87.3	45.89	133.22	1	-
40		G+1	UNIT -40	3 BHK	114.64	3.53	-	118.17	0.77	165.6	87.05	252.70	1	-
41	BLOCK -11	G+1	UNIT -41	3 BHK	115.76	3.53	-	119.29	0.77	131.2	68.94	200.12	1	-
42		G+1	UNIT -42	3 BHK	115.76	3.53	-	119.29	0.77	87.5	45.99	133.50	1	-
43		G+1	UNIT -43	3 BHK	115.76	3.53	-	119.29	0.77	87.5	45.99	133.50	1	-
44		G+1	UNIT -44	3 BHK	115.76	3.53	-	119.29	0.77	100.0	52.53	152.50	1	-
45	BLOCK -12	G+1	UNIT -45	3 BHK	114.64	3.53	-	118.17	0.77	99.8	52.44	152.21	1	-
46		G+1	UNIT -46	3 BHK	114.64	3.53	-	118.17	0.77	87.6	46.04	133.65	1	-
47		G+1	UNIT -47	3 BHK	114.64	3.53	-	118.17	0.77	87.7	46.09	133.79	1	-
48		G+1	UNIT -48	3 BHK	114.64	3.53	-	118.17	0.77	143.8	75.58	219.39	1	-
49	BLOCK -13	G+1	UNIT -49	3 BHK	116.22	3.53	-	119.75	0.78	153.0	80.41	233.42	1	-
50		G+1	UNIT -50	3 BHK	116.22	3.53	-	119.75	0.78	100.5	52.83	153.35	1	-
51		G+1	UNIT -51	3 BHK	116.22	3.53	-	119.75	0.78	95.8	50.34	146.12	1	-
52		G+1	UNIT -52	3 BHK	116.22	3.53	-	119.75	0.78	91.0	47.85	138.89	1	-
53		G+1	UNIT -53	3 BHK	116.22	3.53	-	119.75	0.78	131.5	69.08	200.54	1	-
54	BLOCK -14	G+1	UNIT -54	3 BHK	116.22	3.53	-	119.75	0.78	99.5	52.29	151.79	1	-
55		G+1	UNIT -55	3 BHK	116.22	3.53	-	119.75	0.78	97.9	51.46	149.38	1	-
56		G+1	UNIT -56	3 BHK	116.22	3.53	-	119.75	0.78	133.8	70.30	204.08	1	-
57	BLOCK -15	G+1	UNIT -57	2 BHK	95.50	3.81	-	99.31	0.64	101.6	53.41	155.05	1	-
58		G+1	UNIT -58	2 BHK	95.50	3.81	-	99.31	0.64	80.9	42.52	123.44	1	-
59		G+1	UNIT -59	2 BHK	95.50	3.81	-	99.31	0.64	85.6	44.97	130.53	1	-
60		G+1	UNIT -60	2 BHK	95.50	3.81	-	99.31	0.64	88.8	46.67	135.49	1	-
61		G+1	UNIT -61	2 BHK	95.50	3.81	-	99.31	0.64	90.5	47.55	138.04	1	-
62		G+1	UNIT -62	2 BHK	94.30	4.83	-	99.13	0.64	109.3	57.46	166.81	1	-
63	BLOCK -16	G+1	UNIT -63	2 BHK	94.30	3.81	-	98.10	0.64	105.0	55.17	160.15	1	-
64		G+1	UNIT -64	2 BHK	91.69	3.16	-	94.85	0.62	87.2	45.84	133.08	1	-
65		G+1	UNIT -65	2 BHK	91.69	3.16	-	94.85	0.62	84.4	44.38	128.83	1	-
66		G+1	UNIT -66	2 BHK	91.69	3.16	-	94.85	0.62	83.1	43.65	126.70	1	-
67		G+1	UNIT -67	2 BHK	91.69	3.16	-	94.85	0.62	80.5	42.28	122.73	1	-
68		G+1	UNIT -68	2 BHK	91.69	3.16	-	94.85	0.62	76.6	40.23	116.78	1	-
69		G+1	UNIT -69	2 BHK	91.69	3.16	-	94.85	0.62	96.6	50.78	147.39	1	-
TOTAL					**7672.24**	**244.33**		**7916.57**	**51.33**	**7134.4**	**3749.34**	**10883.77**	**69.00**	**21.00**

For V.GURUSWAMY NAIDU & CO PRIVATE LIMITED

Authorised Signatory

SUNIL VAMADEVAN, B.Arch.,
Registered Architect : CA/90/13417
CMDA Regn : RA/Gr-I/19/03/064
#15 (Old-11), 4th Main Road,
Kamaraj Nagar, Thiruvanmiyur,
Chennai - 600 041. ☎ 24488378

VILINJIAMBAKKAM GROUP HOUSING DEVELOPMENT

AREA STATEMENT	SQM
AS PER DOCUMENT AREA (3.27AC)	13233.10
LINK ROAD AREA (GIFTED)	1136.53
SITE EXTENT	12096.57
OSR AREA (GIFTED)	1212.76
BALANCE SITE DEVELOPMENT AREA	10883.81
NOTE : PLOT AREA 7134.47 + DRIVEWAY & COMMON AREA 3749.34 = 10883.81 SQM	

For V.GURUSWAMY NAIDU & CO PRIVATE LIMITED

Authorised Signatory

SUNIL VAMADEVAN, B.Arch.,
Registered Architect : CA/90/13417
CMDA Regn : RA/Gr-I/19/03/064
#15 (Old-11), 4th Main Road,
Kamaraj Nagar, Thiruvanmiyur,
Chennai - 600 041. ☎ 24488378

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

Verified RealEstate™

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate