Verified RealEstate™

REFERENCE
04/2025-26

ISSUED
23 March 2026

PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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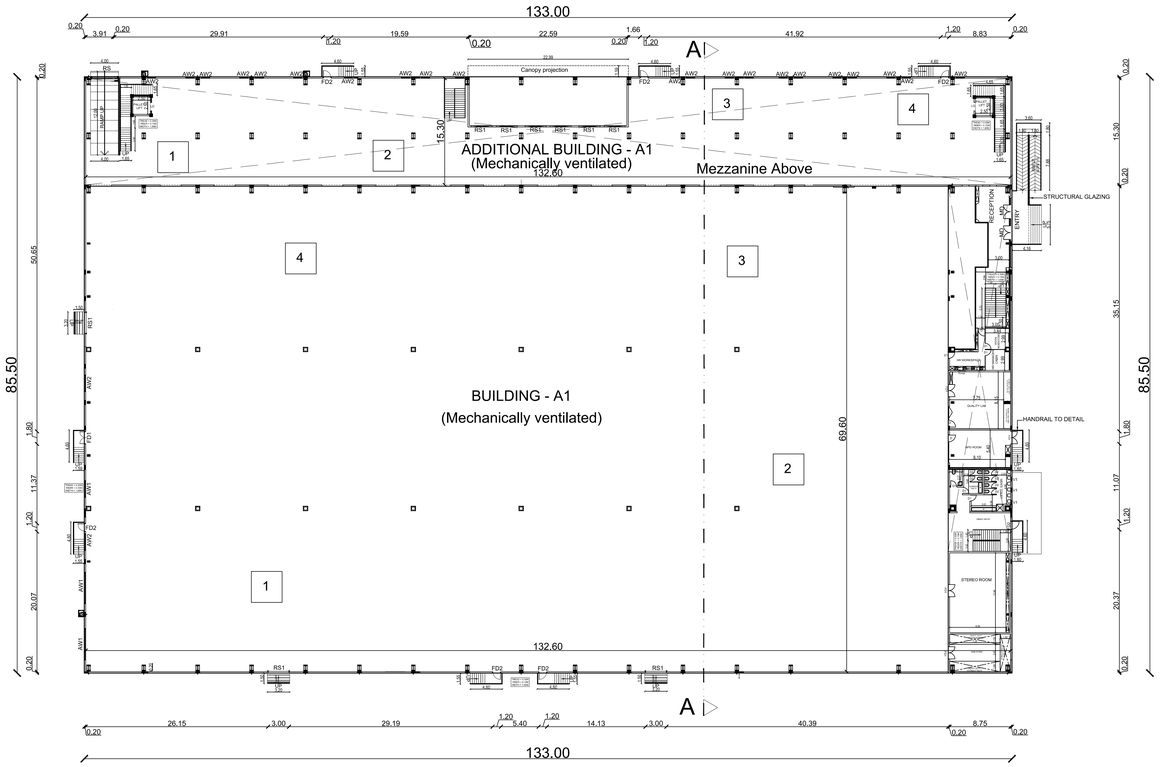
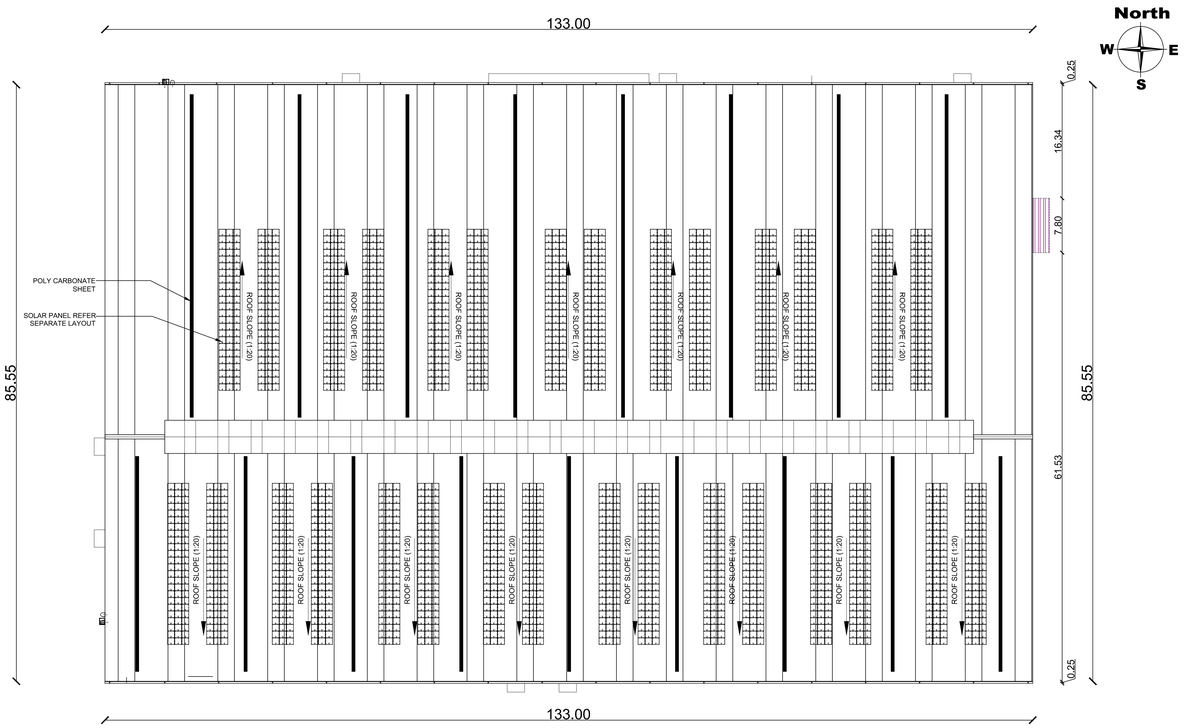
DIGITALLY VERIFIED RECORD



GROUND FLOOR PLAN (FACTORY)

BUILDING - A1

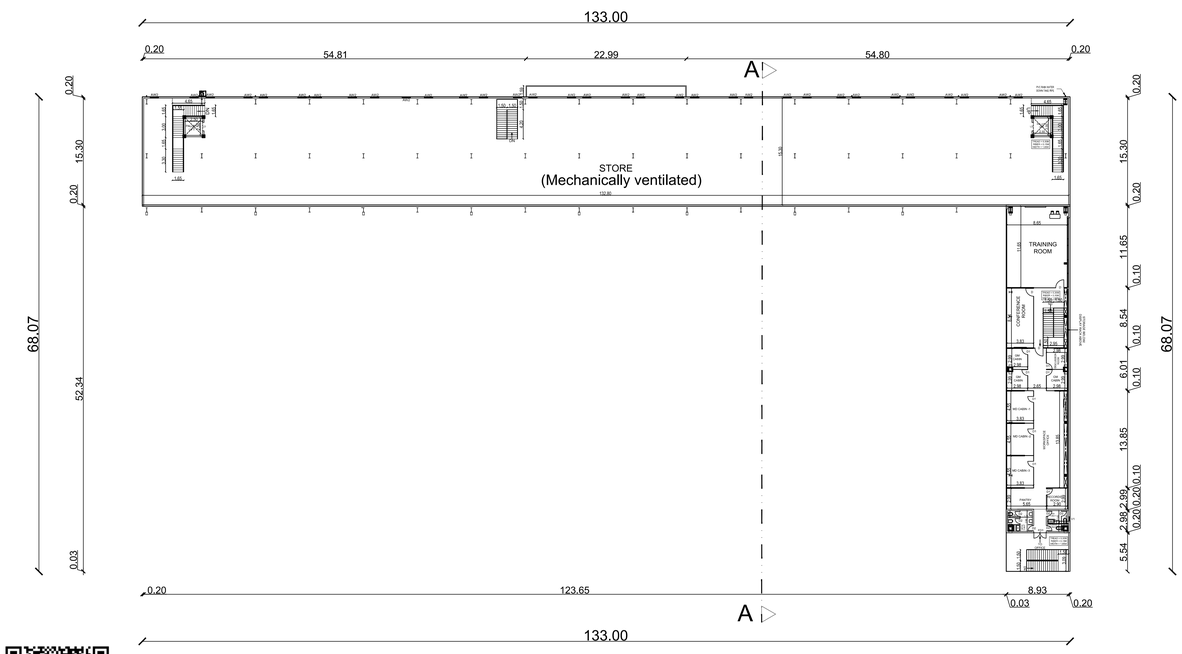


ROOF PLAN

BUILDING - A1

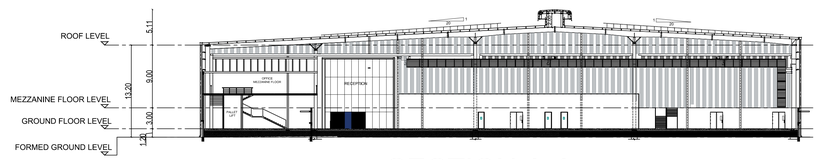
ELEVATION

BUILDING - A1



MEZZANINE FLOOR - (OFFICE)

BUILDING - A1



SECTION A-A

BUILDING - A1

List of machineries - Additional Area				
Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	50	50
2	Drum rewinder	1	20	20
3	GI rewinder	1	20	20
4	Bobbin rewinder	1	10	10
	Total HP			100

List of machineries -Existing				
Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	150	150
2	Drum rewinder	1	20	20
3	GI rewinder	1	20	20
4	Bobbin rewinder	1	10	10
	Total HP			200

SANITARY DETAILS

	MALE		FEMALE	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	4	4	2	3
WASH BASIN	4	4	2	2
URINALS	4	4	-	-

ADDITIONAL BUILDING PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS, COMPRISED IN SURVEY NOS : 168/2, 169, 170, 171/1 & 183/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	4.00	5.00
RS1	ROLLING SHUTTER	3.00	4.00
MD	MAIN DOOR	2.00	2.40
LD	LIFT DOOR	1.20	2.40
FD1	DOOR	1.80	2.40
FD2	DOOR	1.20	2.40
D	DOOR	1.20	2.40
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
AW1	WINDOW	4.50	1.50
AW2	WINDOW	2.40	1.50
V1	VENTILATOR	0.60	0.90

APPLICANT :

For M/s. SENERA INDUSTRIAL PARKS PVT. LTD.

Director

ARCHITECT :

M. BERKMANSLEENAS PRABHAKAR, M.ARCH
Regn.No:CA/2016/79504
Email:berkmansleenas@gmail.com
Mobile:98559 14631

STRUCTURAL ENGINEER :-

Er. R. KUMARESAN, M.E(Struct), AMIE.,
DTCP Registered Structural Engineer Grade-I(SE)
RSE/GR-I/2022/07/011
Mobile:+91 - 97900 92504

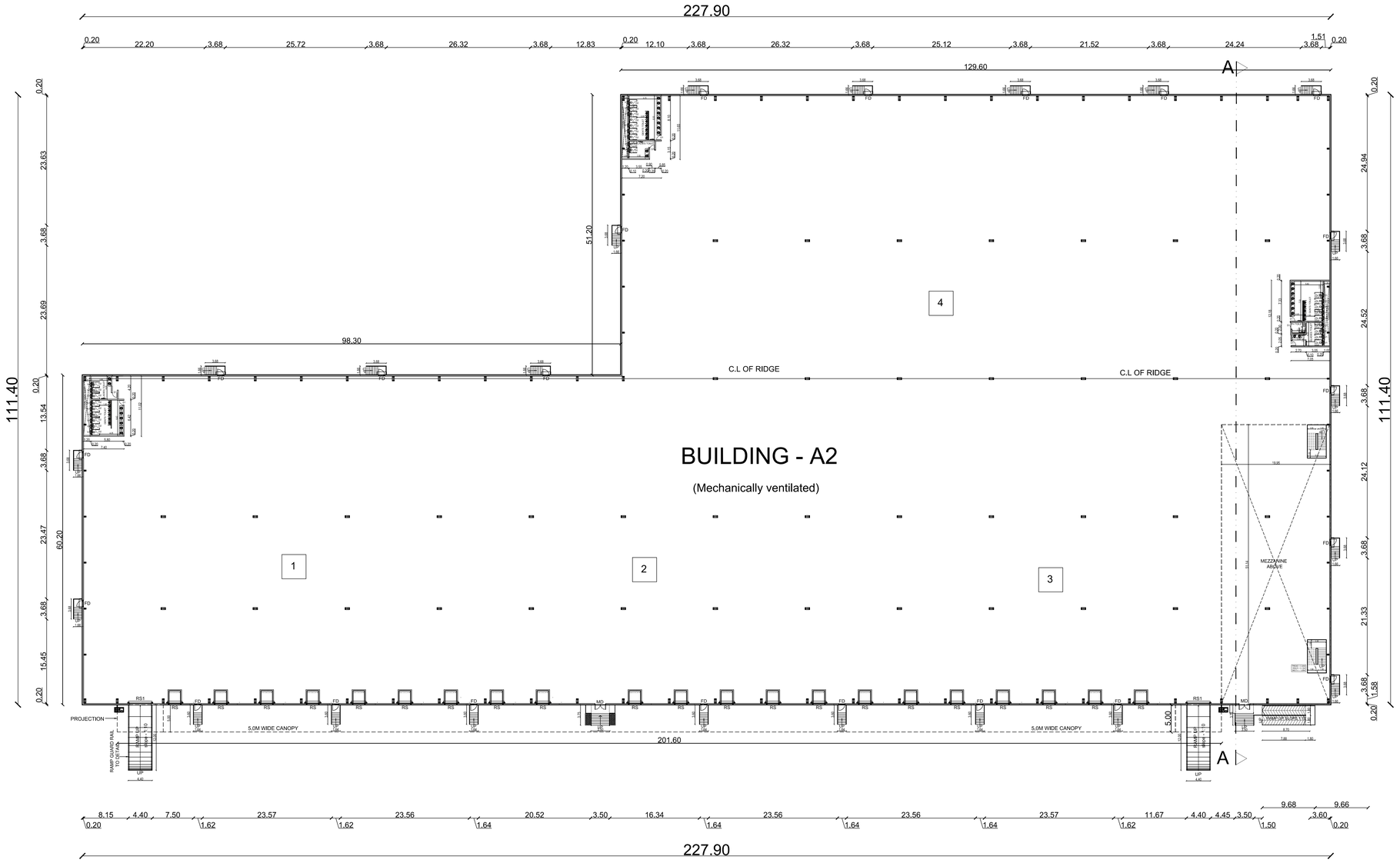
TITLE :

BUILDING - A1
GROUND FLOOR PLAN & MEZZANINE FLOOR
ROOF PLAN
ELEVATION & SECTION

LEGEND :

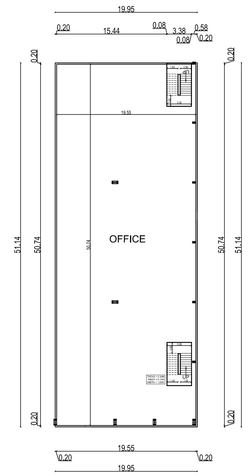
PROPOSED BUILDING

SCALE : 1:300 | SHEET : 02/06



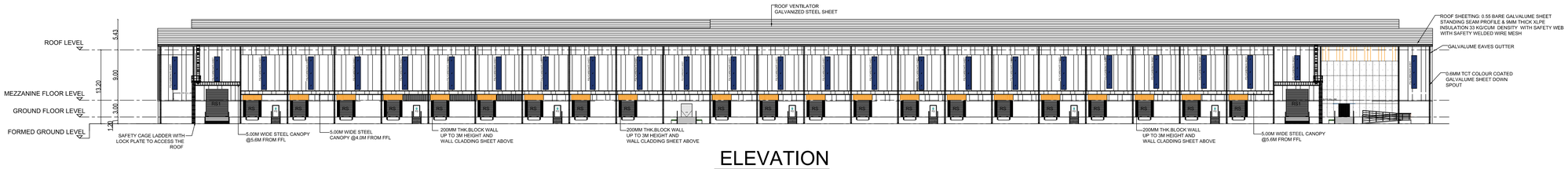
GROUND FLOOR PLAN (FACTORY)

BUILDING - A2



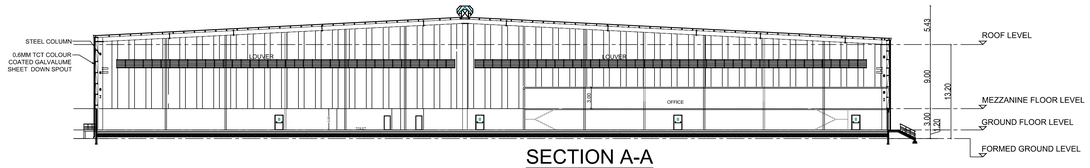
BUILDING - A2

MEZZANINE FLOOR - (OFFICE)



ELEVATION

BUILDING - A2



SECTION A-A

BUILDING - A2

List of machineries

Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	150	150
2	Drum rewinder	1	20	20
3	GI rewinder	1	20	20
4	Bobbin rewinder	1	10	10
	Total HP			**200**

North

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ADDITIONAL BUILDING PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS, COMPRISED IN SURVEY NOS : 168/2, 169, 170, 171/1 & 183/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS1	ROLLING SHUTTER	4.00	5.00
RS	ROLLING SHUTTER	2.40	3.00
MD	MAIN DOOR	2.00	2.40
FD	FIRE DOOR	1.20	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
V1	VENTILATOR	0.60	0.60

SANITARY DETAILS

PERSON	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	4	12	2	8
WASH BASIN	4	14	2	4
URINALS	4	10	-	-

APPLICANT :

For M/s. SENERA INDUSTRIAL PARKS PVT. LTD.

Director

ARCHITECT :

M. BERKMANSLEENAS PRABHAKAR, M.ARCH
Regn. No : CA/2016/79504
Email : berkmansleenas@gmail.com
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STRUCTURAL ENGINEER :

Er. R. KUMARESAN, M.E(Struct), AMIE.,
DTCP Registered Structural Engineer Grade-I(SE)
RSE/GR-I/2022/071011
Mobile : +91 - 97900 92504

TITLE :

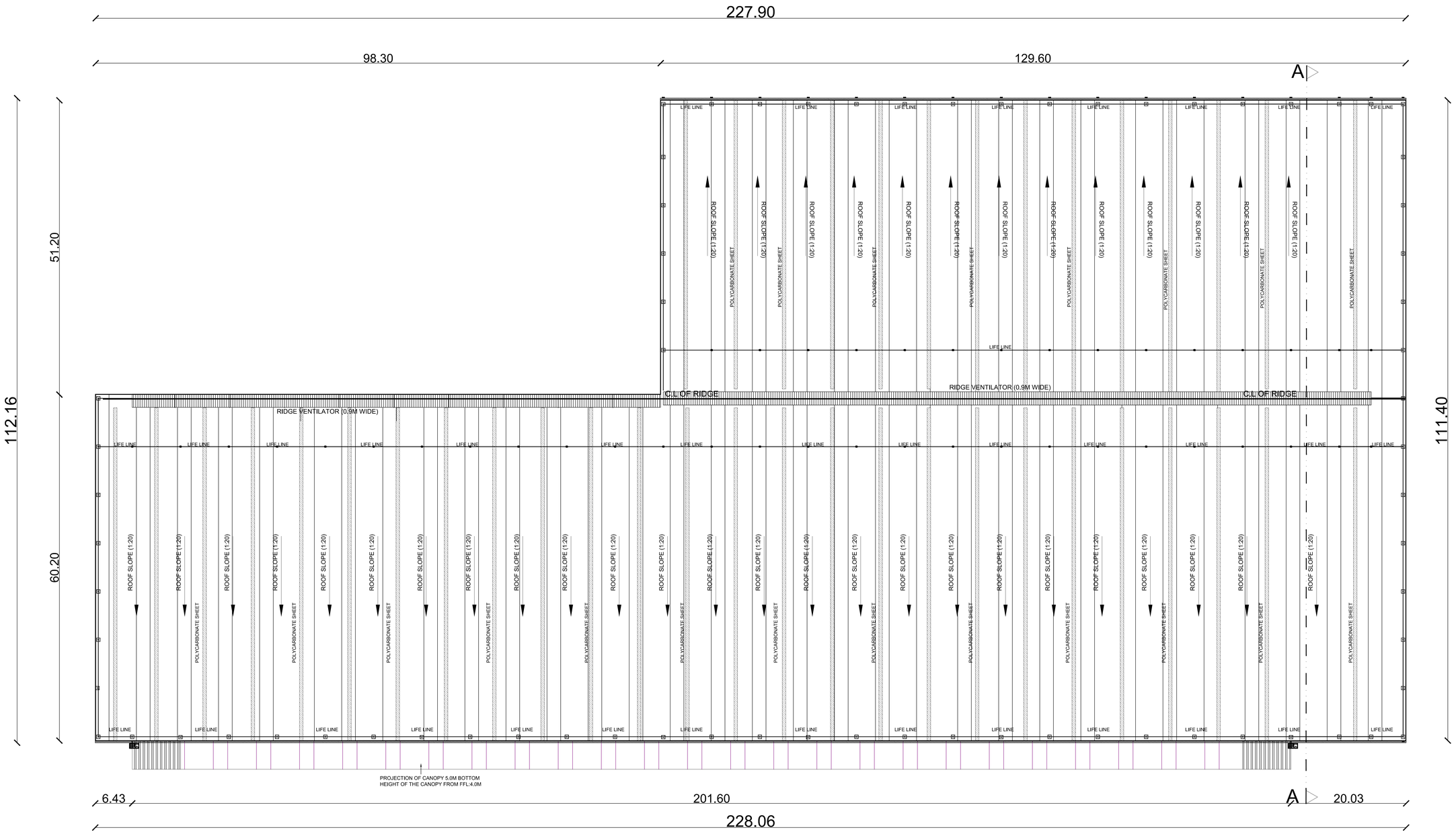
BUILDING -A2
GROUND FLOOR & MEZZANINE FLOOR PLAN, ELEVATION & SECTION

LEGEND :

PROPOSED BUILDING

SCALE : 1:300

SHEET : 03/06



ROOF PLAN

BUILDING - A2

ADDITIONAL BUILDING PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS, COMPRISED IN SURVEY NOS : 168/2, 169, 170, 171/1 & 183/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS1	ROLLING SHUTTER	4.00	5.00
RS	ROLLING SHUTTER	2.40	3.00
MD	MAIN DOOR	2.00	2.40
FD	FIRE DOOR	1.20	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
V1	VENTILATOR	0.60	0.60

APPLICANT :

For M/s. SENERA INDUSTRIAL PARKS PVT. LTD.

Vaishna

Director

ARCHITECT :

M. BERKMANSLEENAS PRABHAKAR, M.ARCH
Regn.No:CA/2016/79504
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DTCP Registered Structural Engineer Grade-I(SE)
RSE/GR-I/2022/07/011
Mobile:+91 - 97900 92504

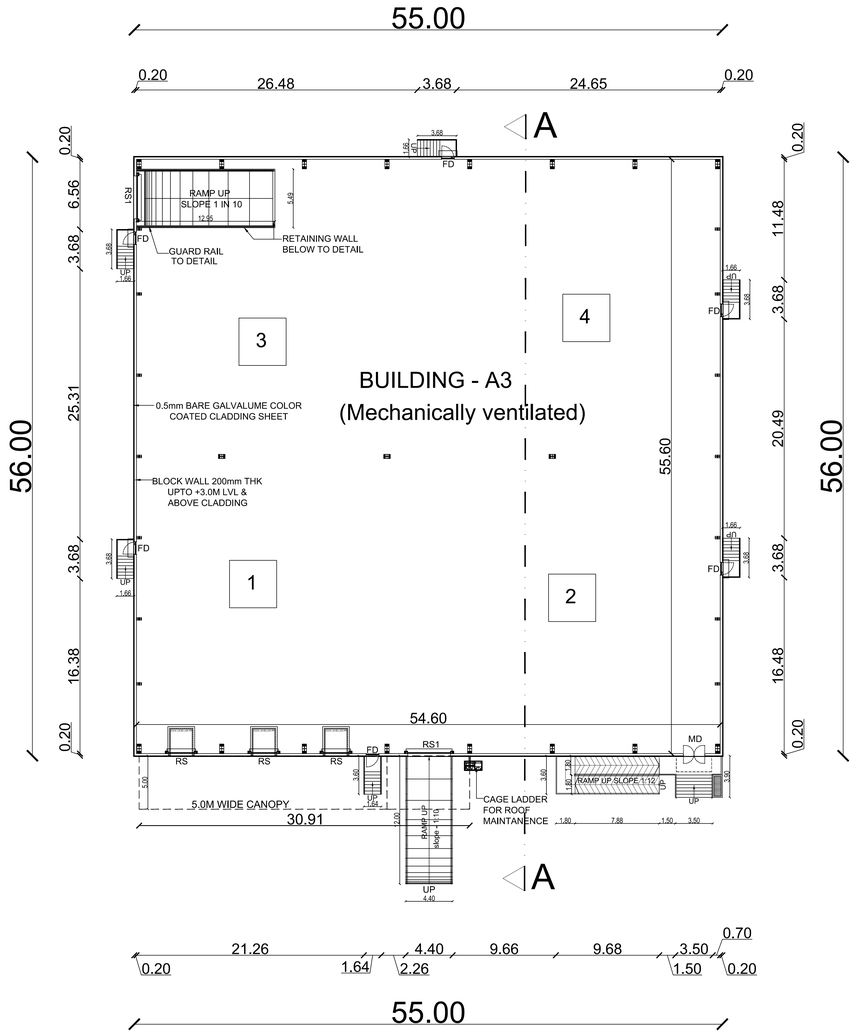
TITLE :

BUILDING -A2
ROOF PLAN

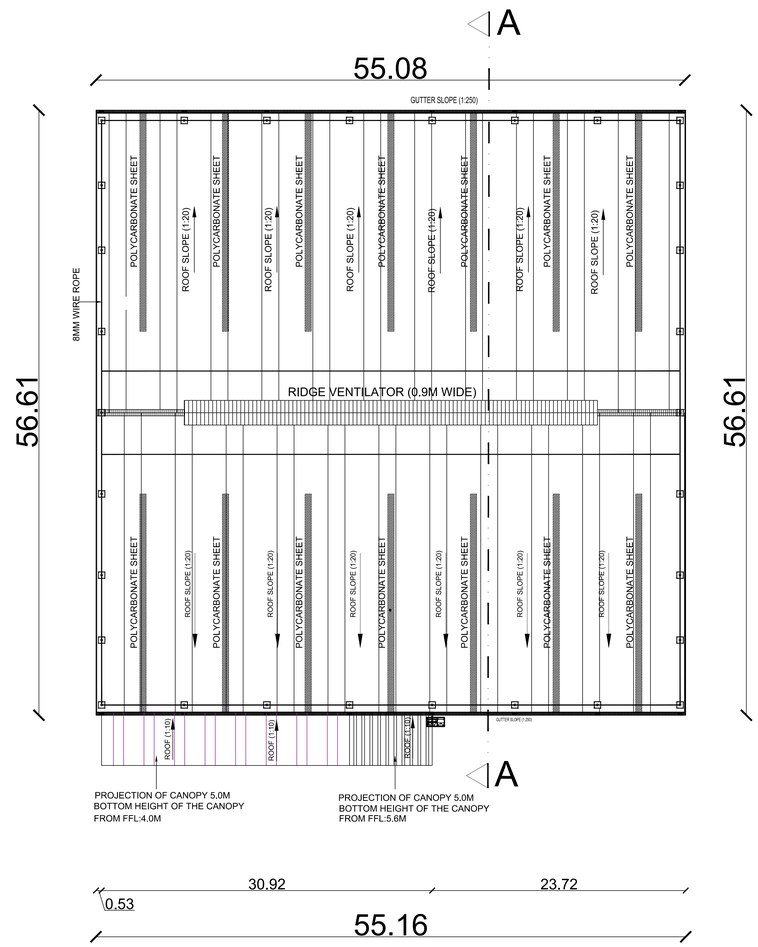
LEGEND :

PROPOSED BUILDING

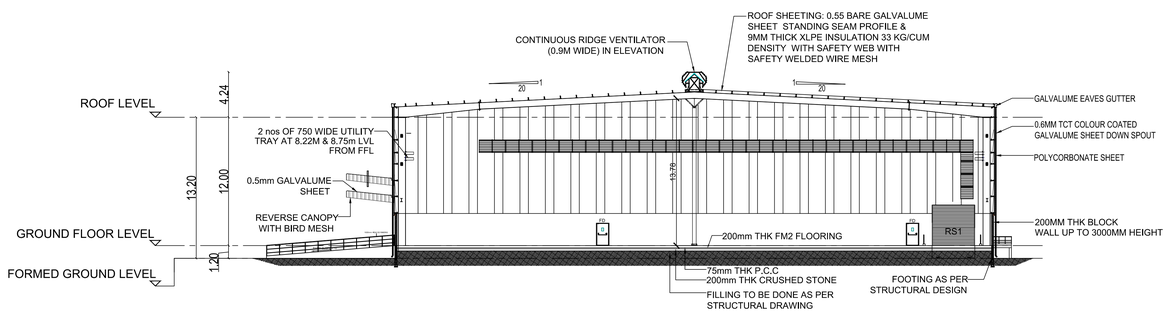
SCALE : 1:250 | SHEET : 04/06



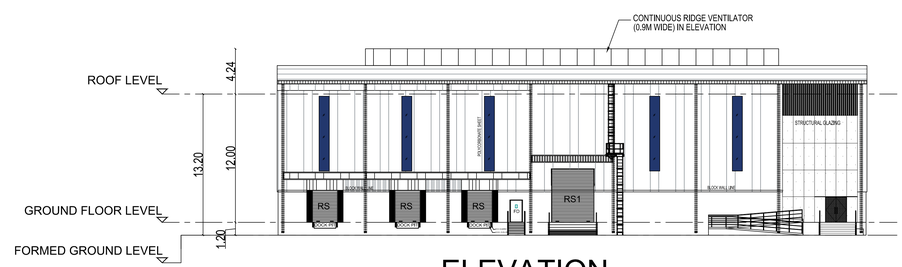
GROUND FLOOR PLAN (FACTORY)
BUILDING - A3



ROOF PLAN
BUILDING - A3



SECTION A-A
BUILDING - A3



ELEVATION
BUILDING - A3

List of machineries				
Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	100	100
2	Drum rewinder	1	20	20
3	GI rewinder	1	20	20
4	Bobbin rewinder	1	10	10
	Total HP			150

North
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ADDITIONAL BUILDING PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS, COMPRISED IN SURVEY NOS : 168/2, 169, 170, 171/1 & 183/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS1	ROLLING SHUTTER	4.00	5.00
RS	ROLLING SHUTTER	2.40	3.00
FD	FIRE DOOR	1.20	2.10
MD	MAIN DOOR	2.00	2.40

APPLICANT :

For M/s. SENERA INDUSTRIAL PARKS PVT. LTD.

Director

ARCHITECT :

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RSE/GR-I/2022/07/011
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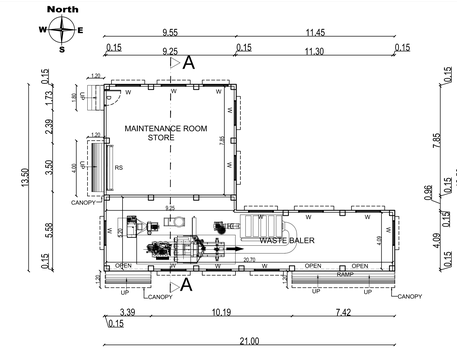
TITLE :

BUILDING -A3
GROUND FLOOR PLAN & ROOF PLAN
ELEVATION & SECTION

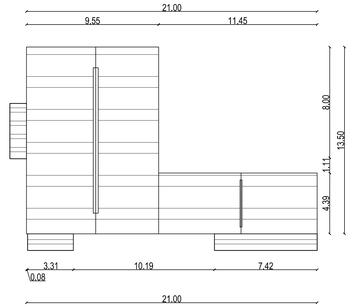
LEGEND :

PROPOSED BUILDING

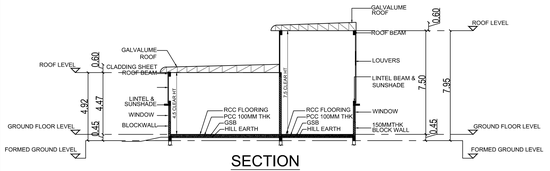
SCALE : 1:200 | SHEET : 05/06



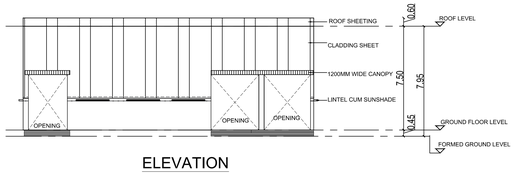
GROUND FLOOR PLAN



ROOF PLAN



SECTION

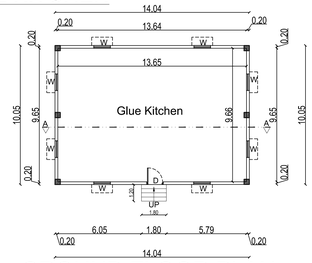


ELEVATION

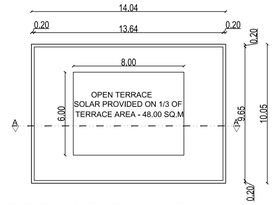
7.MAINTENANCE ROOM & WASTE BALER

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	3.00	3.00
D	DOOR	1.20	2.10
W	WINDOW	1.80	1.20

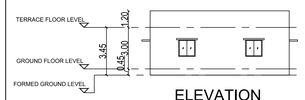
6.GLUE KITCHEN



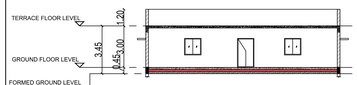
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



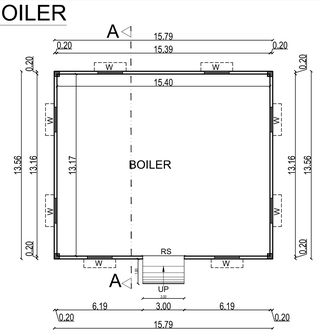
ELEVATION



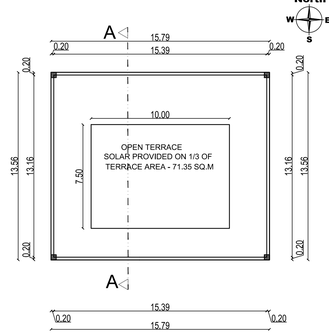
SECTION A-A

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
D	DOOR	1.20	2.10
W	WINDOW	1.80	1.20

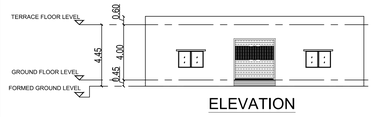
5.BOILER



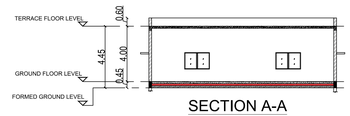
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



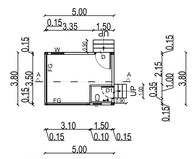
ELEVATION



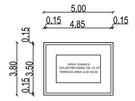
SECTION A-A

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	3.00	3.00
W	WINDOW	1.80	1.20

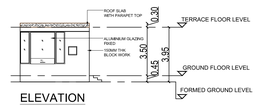
10.SECURITY ROOM



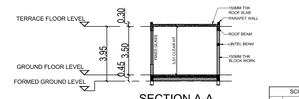
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



ELEVATION



SECTION A-A

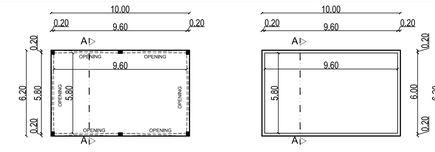
SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
D	DOOR	1.20	2.10
W	WINDOW	0.90	1.20
V	VENTILATOR	0.60	0.60

ADDITIONAL BUILDING PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS, COMPRISED IN SURVEY NOS : 168/2, 169, 170, 171/1 & 183/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

APPLICANT :

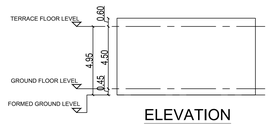
For M/s. SENERA INDUSTRIAL PARKS PVT. LTD.

Director

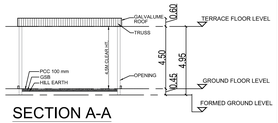


GROUND FLOOR PLAN

TERRACE FLOOR PLAN



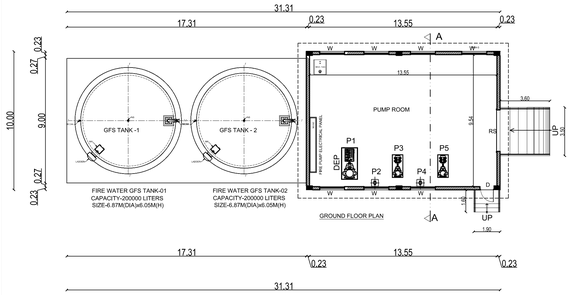
ELEVATION



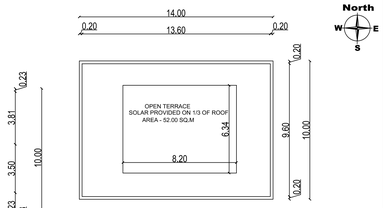
SECTION A-A

8.ITP EVAPORATOR

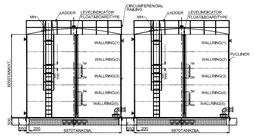
11.FIRE PUMP ROOM & WATER TANK



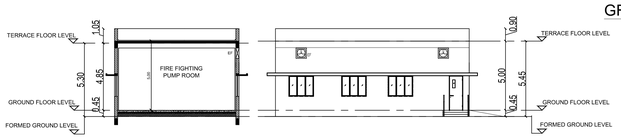
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



GFS TANK ELEVATION

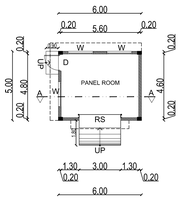


SECTION A-A

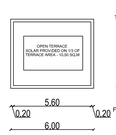
ELEVATION

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	3.00	3.00
D	DOOR	1.00	2.50
W	WINDOW	1.80	1.50

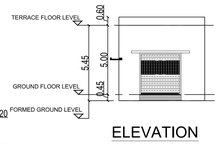
12.PANEL ROOM



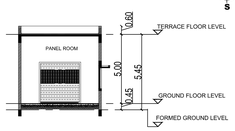
GROUND FLOOR PLAN



TERRACE FLOOR PLAN

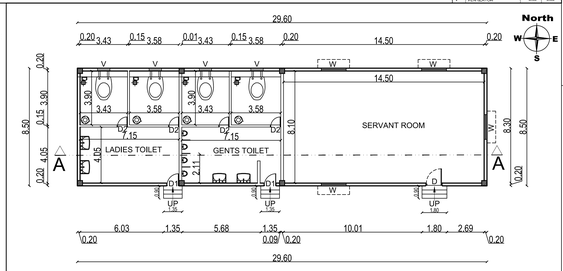


ELEVATION

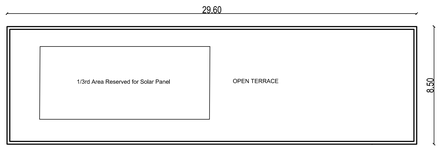


SECTION A-A

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	3.00	3.00
W	WINDOW	1.80	1.20



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

ELEVATION

SECTION A-A

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
D	DOOR	1.20	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.80	1.20
V	VENTILATOR	0.90	0.60

4.SERVANT REST ROOM & TOILET

ARCHITECT :

M. BERKMANSLEENAS PRABHAKAR, M.ARCH
Regn.No:CA/2016/79504
Email:berkmansleenas@gmail.com
Mobile:96559 14631

STRUCTURAL ENGINEER :-

Er. R. KUMARESAN, M.E(Struct), AMIE.,
DTCP Registered Structural Engineer Grade-I(SE),
RSE/GR-I/2022/077011
Mobile : +91 - 97900 92504

TITLE :

BOILER, GLUE KITCHEN, MAINTENANCE ROOM & WASTE BALER, ITP EVAPORATOR, ELECTRICAL PANEL ROOM, SECURITY ROOM, FIRE PUMP ROOM & WATER TANK, PANEL ROOM, SERVANT REST ROOM & TOILET.

LEGEND :

PROPOSED BUILDING

SCALE : 1:150

SHEET : 06/06

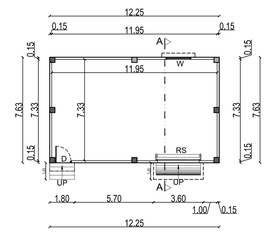
GROUND FLOOR PLAN

TERRACE FLOOR PLAN

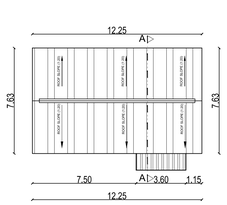
ELEVATION

SECTION A-A

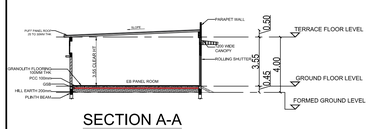
8.ITP EVAPORATOR



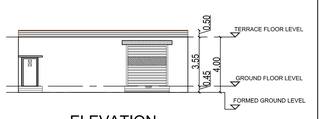
GROUND FLOOR PLAN



ROOF PLAN



SECTION A-A



ELEVATION

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	3.00	3.00
D	DOOR	1.20	2.10
W	WINDOW	1.80	1.20

9.ELECTRICAL PANEL ROOM

ALREADY APPROVED AREA STATEMENT (SQ.M)
(SWP/BPA/0101942/2024, Dated : 04.04.2024)

S.NO	BLOCK NAME	FLOORS	FSI AREA (In Sq.m)	BUILTUP AREA (In Sq.m)
1	BLOCK - 1 FACTORY	GROUND FLOOR	9,591.07	9,870.03
		MEZZANINE FLOOR	278.96	
2	PUMP ROOM	GROUND FLOOR	295.75	295.75
3	PANEL ROOM	GROUND FLOOR	30.00	30.00
4	TOILET	GROUND FLOOR	10.00	10.00
5	SOLID WASTE MANAGEMENT	GROUND FLOOR	60.00	60.00
6	SECURITY	GROUND FLOOR	50.00	50.00
7	WEIGH BRIDGE	GROUND FLOOR	17.50	17.50
	TOTAL AREA		10,333.28	10,333.28

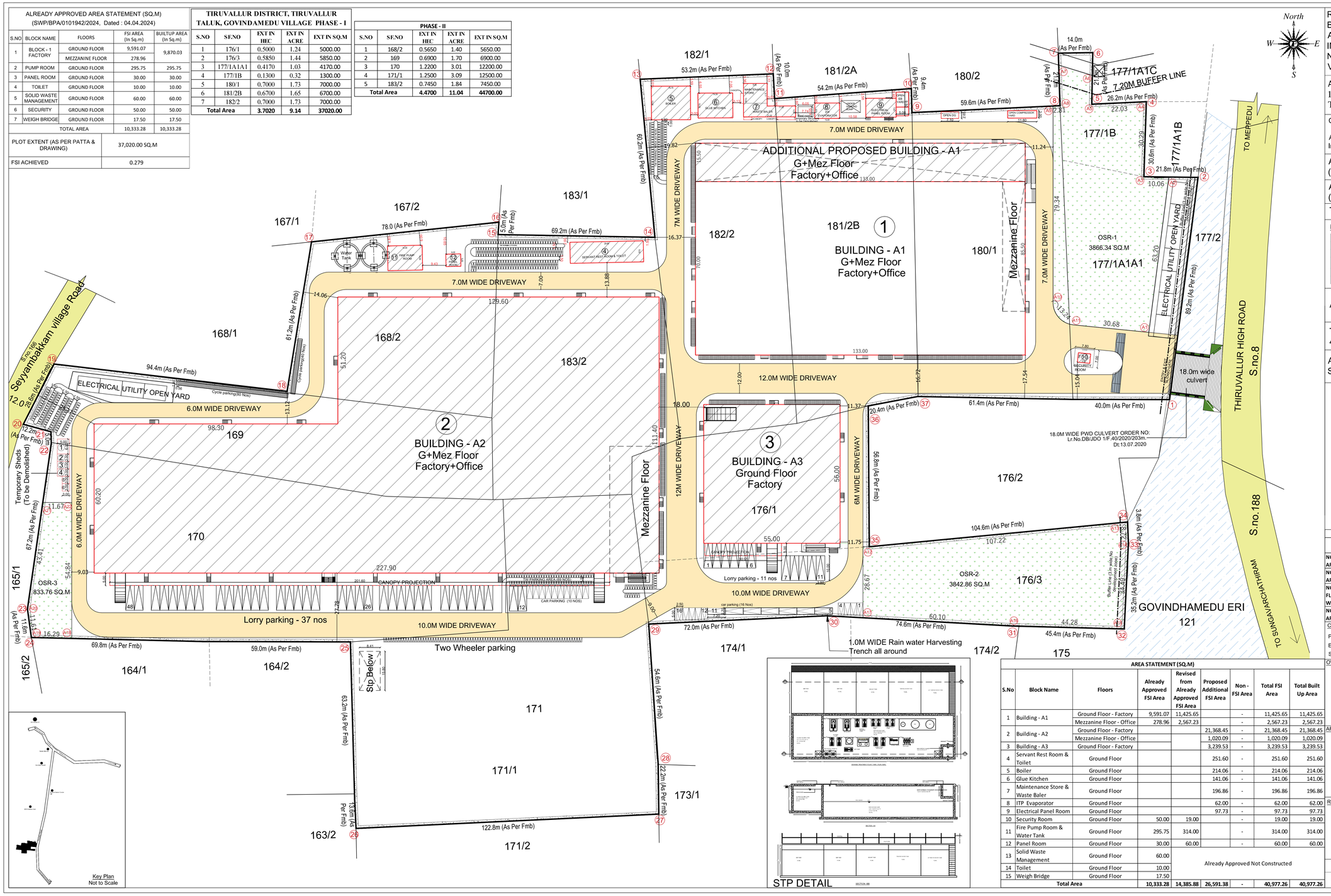
PLOT EXTENT (AS PER PATTA & DRAWING)	37,020.00 SQ.M
FSI ACHIEVED	0.279

TIRUVALLUR DISTRICT, TIRUVALLUR TALUK, GOVINDAMEDU VILLAGE PHASE - I

S.NO	SF.NO	EXT IN HEC	EXT IN ACRE	EXT IN SQ.M
1	176/1	0.5000	1.24	5000.00
2	176/3	0.5850	1.44	5850.00
3	177/1A1A1	0.4170	1.03	4170.00
4	177/1B	0.1300	0.32	1300.00
5	180/1	0.7000	1.73	7000.00
6	181/2B	0.6700	1.65	6700.00
7	182/2	0.7000	1.73	7000.00
Total Area		3.7020	9.14	37020.00

PHASE - II

S.NO	SF.NO	EXT IN HEC	EXT IN ACRE	EXT IN SQ.M
1	168/2	0.5650	1.40	5650.00
2	169	0.6900	1.70	6900.00
3	170	1.2200	3.01	12200.00
4	171/1	1.2500	3.09	12500.00
5	183/2	0.7450	1.84	7450.00
Total Area		4.4700	11.04	44700.00



Key Plan
Not to Scale

STP DETAIL

REVISED & PROPOSED ADDITIONAL INDUSTRIAL BUILDING IN THE ADDITIONAL SITE AREA IN THE ALREADY APPROVED SITE FOR "M/s. SENERA INDUSTRIAL PARKS PVT. LTD", COMPRISED IN SURVEY NOS : 168/2, 169, 170, 171/1 & 183/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

ALREADY APPROVED SURVEY NOS: 176/1, 3, 177/1A1A1, 177/1B, 180/1, 181/2B & 182/2 GOVINDAMEDU VILLAGE, THIRUVALLUR TALUK & DISTRICT.

Category of Industry : Orange category

As per TNCDBR Rule No - 36, S.no - 10: Light Engineering Industry Excluding Fabrication & Forging

ALREADY APPROVED PLOT EXTENT (AS PER PATTA)	37,020.00 SQ.M
ADDITIONAL PLOT EXTENT (AS PER PATTA)	44,700.00 SQ.M
TOTAL PLOT EXTENT (AS PER PATTA)	81,720.00 SQ.M

MAN POWER DETAILS & HP DETAILS	
EXISTING HP	200 HP
PROPOSED HP	450 HP
TOTAL HP	650 HP
EXISTING NO OF PERSONS	100 Nos
PROPOSED NO OF PERSONS	150Nos
TOTAL NO OF PERSONS	250Nos

OSR DETAILS	
OSR-1	3866.34
OSR-2	3842.86
OSR-3	833.76
TOTAL	8,542.96
OSR PROVIDED - 8,542.96 (10.45%)	

ALREADY APPROVED FSI AREA	10,333.28
TOTAL FSI ACHIEVED - 40,977.27 / 81,720.00 = 0.500	0.501

ALREADY APPROVED DETAILS :
SWP/BPA/0101942/2024, Dated : 04.04.2024

PARKING AREA DETAILS BREAK UP

PARKING DETAILS	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
NO OF LORRY = TOTAL FLOOR AREA/PER LORRY SPACE AREA	35997.08/750 = 47.99	48	48
NO OF CAR = TOTAL OFFICE AREA/PER CAR SPACE AREA	3587.32/150 =23.91	24	55
NO OF TWO WHEELER = TOTAL FLOOR AREA/PER TWO WHEELER SPACE AREA	35997.08/75 = 479.96	480	500
NO OF CYCLE AREA = TOTAL FLOOR AREA/PER CYCLE SPACE AREA	35997.08/75 = 479.96	480	500

COLOUR INDEX:-
- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY

AREA STATEMENT (SQ.M)

S.No	Block Name	Floors	Already Approved FSI Area	Revised from Already Approved FSI Area	Proposed Additional FSI Area	Non - FSI Area	Total FSI Area	Total Built Up Area
1	Building - A1	Ground Floor - Factory	9,591.07	11,425.65		-	11,425.65	11,425.65
		Mezzanine Floor - Office	278.96	2,567.23		-	2,567.23	2,567.23
2	Building - A2	Ground Floor - Factory			21,368.45	-	21,368.45	21,368.45
		Mezzanine Floor - Office			1,020.09	-	1,020.09	1,020.09
3	Building - A3	Ground Floor - Factory			3,239.53	-	3,239.53	3,239.53
4	Servant Rest Room & Toilet	Ground Floor			251.60	-	251.60	251.60
5	Boiler	Ground Floor			214.06	-	214.06	214.06
6	Glue Kitchen	Ground Floor			141.06	-	141.06	141.06
7	Maintenance Store & Waste Baler	Ground Floor			196.86	-	196.86	196.86
8	ITP Evaporator	Ground Floor			62.00	-	62.00	62.00
9	Electrical Panel Room	Ground Floor			97.73	-	97.73	97.73
10	Security Room	Ground Floor	50.00	19.00		-	19.00	19.00
11	Fire Pump Room & Water Tank	Ground Floor	295.75	314.00		-	314.00	314.00
12	Panel Room	Ground Floor	30.00	60.00		-	60.00	60.00
13	Solid Waste Management	Ground Floor	60.00	Already Approved Not Constructed				
14	Toilet	Ground Floor	10.00					
15	Weigh Bridge	Ground Floor	17.50					
	Total Area		10,333.28	14,385.88	26,591.38	-	40,977.26	40,977.26

OWNER:

For M/s. SENERA INDUSTRIAL PARKS PVT. LTD.

Director

ARCHITECT :-

M. BERKMANS LEENAS PRABHAKAR, M.ARCH
Regn. No : CA/2018/78504
Email : berkmansleenas@gmail.com
Mobile : 96559 14631

REGISTERED STRUCTURAL ENGINEER :-

Er. R. KUMARESAN, M.E(Struct), AMIE,
DTCP Registered Structural Engineer Grade-I(SE),
RSE/ STR / I/2022/071011
Mobile : +91 - 97900 92504

SITE PLAN

SCALE = 1:600 | SHEET NO: 01 / 06

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

hello@verified.realestate · +91 9996 12 9996

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

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.