

# Verified RealEstate™

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

[hello@verified.realestate](mailto:hello@verified.realestate)

+91 9996 12 9996

[www.verified.realestate](http://www.verified.realestate)

Official Property Record



**Nova Meridian @ Nolumbur** **AREA CALCULATION**

| FLAT NO:               | TYPE       | Plinth Area | Common Area | Amenity Area | Individual Saleable Area |       | UDS     |       |      | Individual Carpet Area |                |         |       |
|------------------------|------------|-------------|-------------|--------------|--------------------------|-------|---------|-------|------|------------------------|----------------|---------|-------|
|                        |            |             |             |              |                          |       |         |       |      | APARTMENT              | DECK & UTILITY | TOTAL   |       |
|                        |            | SQ M        | SQ M        | SQ M         | SQ M                     | SQ.FT | SQ.M    | SQ.FT | %    | SQ M                   | SQ M           | SQ M    | SQ.FT |
| 101-401                | 3BHK       | 123.72      | 25.86       | 3.27         | 152.85                   | 1645  | 59.95   | 645   | 1.67 | 101.54                 | 9.45           | 110.99  | 1195  |
| 102-402                | 2BHK       | 84.86       | 17.74       | 2.24         | 104.84                   | 1129  | 41.12   | 443   | 1.15 | 73.89                  | 3.01           | 76.90   | 828   |
| 103-403                | 2BHK       | 84.89       | 17.75       | 2.24         | 104.88                   | 1129  | 41.14   | 443   | 1.15 | 73.89                  | 3.01           | 76.90   | 828   |
| 104-404                | 2BHK       | 85.70       | 17.92       | 2.26         | 105.88                   | 1140  | 41.53   | 447   | 1.16 | 73.89                  | 3.01           | 76.90   | 828   |
| 105-405                | 2BHK       | 111.98      | 23.41       | 2.96         | 138.35                   | 1489  | 54.26   | 584   | 1.52 | 87.28                  | 9.94           | 97.22   | 1046  |
| 106-406                | 2BHK+STUDY | 102.28      | 21.38       | 2.70         | 126.36                   | 1360  | 49.56   | 533   | 1.38 | 84.57                  | 6.46           | 91.03   | 980   |
| 107-407                | 2BHK       | 83.78       | 17.51       | 2.21         | 103.51                   | 1114  | 40.60   | 437   | 1.13 | 72.62                  | 3.14           | 75.76   | 816   |
| 108-408                | 2BHK       | 83.78       | 17.51       | 2.21         | 103.51                   | 1114  | 40.60   | 437   | 1.13 | 72.62                  | 3.15           | 75.77   | 816   |
| 109-409                | 2BHK       | 84.63       | 17.69       | 2.24         | 104.56                   | 1125  | 41.01   | 441   | 1.15 | 72.62                  | 3.15           | 75.77   | 816   |
| 110-410                | 2BHK       | 85.61       | 17.90       | 2.26         | 105.77                   | 1138  | 41.48   | 447   | 1.16 | 72.71                  | 3.05           | 75.76   | 815   |
| 111-411                | 3BHK       | 123.61      | 25.84       | 3.27         | 152.72                   | 1644  | 59.90   | 645   | 1.67 | 96.59                  | 12.01          | 108.60  | 1169  |
| 112-412                | 2BHK+STUDY | 102.17      | 21.36       | 2.70         | 126.23                   | 1359  | 49.51   | 533   | 1.38 | 84.03                  | 6.89           | 90.92   | 979   |
| 113-413                | 2BHK       | 84.71       | 17.71       | 2.24         | 104.66                   | 1127  | 41.05   | 442   | 1.15 | 73.23                  | 2.65           | 75.88   | 817   |
| 114-414                | 3BHK       | 120.40      | 25.17       | 3.18         | 148.75                   | 1601  | 58.34   | 628   | 1.63 | 104.57                 | 3.64           | 108.21  | 1165  |
| 115-415                | 1BHK       | 44.99       | 9.41        | 1.19         | 55.58                    | 598   | 21.80   | 235   | 0.61 | 35.85                  | 2.63           | 38.48   | 414   |
| 116-416                | 1BHK+STUDY | 41.39       | 8.65        | 1.09         | 51.14                    | 550   | 20.06   | 216   | 0.56 | 33.45                  | 2.11           | 35.56   | 383   |
| 117-417                | 1BHK       | 45.02       | 9.41        | 1.19         | 55.62                    | 599   | 21.82   | 235   | 0.61 | 35.97                  | 2.90           | 38.87   | 418   |
| 118-418                | 1BHK+STUDY | 44.95       | 9.40        | 1.19         | 55.53                    | 598   | 21.78   | 234   | 0.61 | 36.17                  | 2.45           | 38.62   | 416   |
| 119-419                | 2BHK       | 80.77       | 16.89       | 2.13         | 99.79                    | 1074  | 39.14   | 421   | 1.09 | 69.25                  | 2.91           | 72.16   | 777   |
| 120-420                | 2BHK       | 79.09       | 16.53       | 2.09         | 97.71                    | 1052  | 38.33   | 413   | 1.07 | 68.40                  | 2.93           | 71.33   | 768   |
| 121-421                | 2BHK       | 73.16       | 15.29       | 1.93         | 90.39                    | 973   | 35.45   | 382   | 0.99 | 62.62                  | 2.90           | 65.52   | 705   |
| 122-422                | 2BHK       | 75.24       | 15.73       | 1.99         | 92.96                    | 1001  | 36.46   | 392   | 1.02 | 63.51                  | 3.18           | 66.69   | 718   |
| Total Per Floor        |            | 1846.73     | 386.07      | 48.78        | 2281.58                  | 24559 | 894.89  | 9632  | 25   | 1549.27                | 94.57          | 1643.84 | 17694 |
| Total All Floors(1-4 ) |            | 7386.92     | 1544.29     | 195.12       | 9126.33                  | 98235 | 3579.55 | 38530 | 100  | 6197.08                | 378.28         | 6575.36 | 70777 |

| Common Area   |            | Amenity           |        |
|---------------|------------|-------------------|--------|
| Common        | SQ M       | Amenity           | SQ M   |
| Stilt Floor   | 262.32     | GYM               | 48.78  |
| Typical Floor | 290.81 x 4 | Multipurpose Hall | 48.78  |
| Terrace       | 118.73     | AV Room           | 48.78  |
|               |            | Indoor Games      | 48.78  |
| Total         | 1544.29    | Total             | 195.12 |

| Type       | Range     | Units |
|------------|-----------|-------|
| 1BHK       | 598-599   | 8     |
| 1BHK+STUDY | 550-598   | 8     |
| 2BHK       | 973-1489  | 52    |
| 2BHK+STUDY | 1359-1360 | 8     |
| 3BHK       | 1601-1645 | 12    |
| Total      |           | 88    |

| COMMON AREA FACTOR                      |         | AMENITY AREA FACTOR                      |         |
|-----------------------------------------|---------|------------------------------------------|---------|
| Total Common area/<br>Total Plinth area | 0.209   | Total Amenity area/<br>Total Plinth area | 0.026   |
| TOTAL COMMON AREA                       | 1544.29 | TOTAL AMENITY AREA                       | 195.12  |
| TOTAL PLINTH AREA                       | 7386.92 | TOTAL PLINTH AREA                        | 7386.92 |

| SALABLE AREA                           |         |
|----------------------------------------|---------|
| Total Salable Area/<br>Total Site Area | 2.55    |
| TOTAL SALABLE AREA                     | 9126.33 |
| TOTAL SITE AREA                        | 3579.55 |

## 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



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real estate journey

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