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SITE ADDRESS: S.NO:37/2A& 2B,
ALAPAKKAM MAINROAD,
MADURAVOYAL, CHENNAI -600095

CMDA PERMIT NO: B/NHRB/51-C/2020 DATED:05.02.2020

GCC BUILDING PLAN PERMIT NO:CEBA/WDCN11/00119/2020

S.No	Floor	Flat no	Type	RERA carpet area sec 2(k) sq.m	exclusive balcony (sq.m)	exclusive verandha/utility /service/ open terrace (sq.m)	Total	Proportionate common area (sq.m)	Total area (sq.m)	UDS Land area (sq.m)	carparking no.s	
											covered	open
RESIDENTIAL												
1	First	101	3 BHK	86.58	4.16	0	90.74	29.67	120.41	44.17	1	NIL
2	First	102	3 BHK	83.15	4.47	0	87.62	28.65	116.27	42.65	1	NIL
3	First	103	2 BHK	62.71	3.25	0	65.96	21.57	87.53	32.11	1	NIL
4	First	104	2 BHK	63.82	3.13	0	66.95	21.89	88.84	32.59	1	NIL
5	First	105	2 BHK	63.17	3.01	0	66.18	21.64	87.82	32.21	1	NIL
6	First	106	2 BHK	82.13	3.48	0	85.61	27.99	113.60	41.67	1	NIL
7	First	107	3 BHK	83.05	3.72	0	86.77	28.37	115.14	42.24	1	NIL
8	First	108	2 BHK	72.46	4.09	0	76.55	25.03	101.58	37.26	1	NIL
9	Second	201	3 BHK	86.58	4.16	0	90.74	29.67	120.41	44.17	1	NIL
10	Second	202	3 BHK	83.15	4.47	0	87.62	28.65	116.27	42.65	1	NIL
11	Second	203	2 BHK	62.71	3.25	0	65.96	21.57	87.53	32.11	1	NIL
12	Second	204	2 BHK	63.82	3.13	0	66.95	21.89	88.84	32.59	1	NIL
13	Second	205	2 BHK	63.17	3.01	0	66.18	21.64	87.82	32.21	1	NIL
14	Second	206	2 BHK	82.13	3.48	0	85.61	27.99	113.60	41.67	1	NIL
15	Second	207	3 BHK	83.05	3.72	0	86.77	28.37	115.14	42.24	1	NIL
16	Second	208	2 BHK	72.46	4.09	0	76.55	25.03	101.58	37.26	1	NIL
17	Third	301	3 BHK	86.58	4.16	0	90.74	29.67	120.41	44.17	1	NIL
18	Third	302	3 BHK	83.15	4.47	0	87.62	28.65	116.27	42.65	1	NIL
19	Third	303	2 BHK	62.71	3.25	0	65.96	21.57	87.53	32.11	1	NIL
20	Third	304	2 BHK	63.82	3.13	0	66.95	21.89	88.84	32.59	1	NIL
21	Third	305	2 BHK	63.17	3.01	0	66.18	21.64	87.82	32.21	1	NIL
22	Third	306	2 BHK	82.13	3.48	0	85.61	27.99	113.60	41.67	1	NIL
23	Third	307	3 BHK	83.05	3.72	0	86.77	28.37	115.14	42.24	1	NIL
24	Third	308	2 BHK	72.46	4.09	0	76.55	25.03	101.58	37.26	1	NIL
25	Fourth	401	3 BHK	86.58	4.16	0	90.74	29.67	120.41	44.17	1	NIL
26	Fourth	402	3 BHK	83.15	4.47	0	87.62	28.65	116.27	42.65	1	NIL
27	Fourth	403	2 BHK	62.71	3.25	0	65.96	21.57	87.53	32.11	1	NIL
28	Fourth	404	2 BHK	63.82	3.13	0	66.95	21.89	88.84	32.59	1	NIL
29	Fourth	405	2 BHK	63.17	3.01	0	66.18	21.64	87.82	32.21	1	NIL
30	Fourth	406	2 BHK	82.13	3.48	0	85.61	27.99	113.60	41.67	1	NIL
31	Fourth	407	3 BHK	83.05	3.72	0	86.77	28.37	115.14	42.24	1	NIL
32	Fourth	408	2 BHK	72.46	4.09	0	76.55	25.03	101.58	37.26	1	NIL
33	Fourth	409	2 BHK	83.52	3.85	0	87.37	28.57	115.94	42.53	1	NIL
34	Fourth	410	2BHK	77.36	3.39	4.09	84.84	27.74	112.58	41.30	1	NIL
35	Fifth	501	3 BHK	86.58	4.16	0	90.74	29.67	120.41	44.17	1	NIL
36	Fifth	502	3 BHK	83.15	4.47	0	87.62	28.65	116.27	42.65	1	NIL
37	Fifth	503	2 BHK	62.71	3.25	0	65.96	21.57	87.53	32.11	1	NIL
38	Fifth	504	2 BHK	63.82	3.13	0	66.95	21.89	88.84	32.59	1	NIL
39	Fifth	505	2 BHK	63.17	3.01	0	66.18	21.64	87.82	32.21	1	NIL
40	Fifth	506	2 BHK	82.13	3.48	0	85.61	27.99	113.60	41.67	1	NIL
41	Fifth	507	3 BHK	83.05	3.72	0	86.77	28.37	115.14	42.24	1	NIL
42	Fifth	508	2 BHK	72.46	4.09	0	76.55	25.03	101.58	37.26	1	NIL
43	Fifth	509	2 BHK	83.52	3.85	0	87.37	28.57	115.94	42.53	1	NIL
44	Fifth	510	2 BHK	77.36	3.39	4.09	84.84	27.74	112.58	41.30	1	NIL
				3307.11	161.03	8.18	3476.32	1136.58	4612.90	1692.18	44	

D.PRASANTH B.E (CIVIL) PGACM
PROJECT ENGINEER

FOR S.P.HOMES PVT.LTD

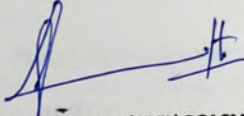
Managing Director

FOR SAAGAR PROJECTS PVT.LTD

Managing Director

Sheet - 2

S.No	Floor	Flat no	Type	RERA carpet area sec 2(k) sq.m	exclusive balcony (sq.m)	exclusive verandha/utility /service/ open terrace (sq.m)	Total	Proportionate common area (sq.m)	Total area (sq.m)	UDS Land area (sq.m)	carparking no.s	
											covered	open
COMMERCIAL												
45	First	F1	office	156.77	0	0	156.77	51.26	208.03	76.31	1	1
46	First	F2	office	156.77	0	0	156.77	51.26	208.03	76.31	1	NIL
47	Second	S1	office	156.77	0	0	156.77	51.26	208.03	76.31	1	1
48	Second	S2	office	156.77	0	0	156.77	51.26	208.03	76.31	1	NIL
TOTAL				627.08	0	0	627.08	205.02	832.10	305.25	4	2
NET TOTAL				[Residential + Commercial]			4103.40	1341.61	5445.01	1997.43	48	2


D.PRASANTH B.E (CIVIL) PGACM
PROJECT ENGINEER

FOR S.P.HOMES PVT.LTD

Managing Director

FOR SAAGAR PROJECTS (P) LTD

Managing Director



our services doesn't just end there



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.



 **empowering your real estate decisions**
with smart tools



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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real estate journey

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