



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



RERA AREA STATEMENT FOR THE RESIDENTIAL BUILDING AT PLOT NO PLOT NO:C-91/1 & 91/2, DOOR NO:10/1 & 10/6, NCBS COLONY
45th STREET, NANGANALLUR, CHENNAI-600061., COMPRISED IN OLD S.NO: 28/4,5,6 & 7, T.S.NO: 32/1 & 32/2, BLOCK NO: 20, WARD NO -B OF
NANGANALLUR VILLAGE, CHENNAI DISTRICT, GRATER CHENNAI CORPORATION

SL.NO	FLOOR	FLAT NO.	TYPE	RERA CARPET AREA [SQ.M]	EXCLUSIVE BALCONY [SQ.M]	EXCLUSIVE VERANDAH UTILITY/ SERVICE sq.m	PROPORTIONATE COMMON AREA [SQ.M]	TOTAL AREA [SQ.M]	UDS LAND AREA [SQ.M]	PARKING		
										CAR PARKING		
										COVERED	OPEN	TW
1	First	1A	3BHK	91.38	5.84	2.51	42.49	133.87	54.15	1		
2	First	1B	2BHK	53.15	3.39	2.84	27.94	81.09	32.8		1	
3	Second	2A	3BHK	77.33	4.16	3.34	36.95	114.28	46.22		1	
4	Second	2B	3BHK	68.26	3.53	2.84	32.42	100.68	40.72		1	1
5	Third	3A	3BHK	79.98	3.55	2.51	36.33	116.31	47.05	1		
6	Third	3B	3BHK	66.67	3.53	2.64	31.97	98.64	39.9		1	1
7	Fourth	4A	2BHK	81.18	5.42	2.51	39.44	120.62	48.8	1		
8	Fourth	4B	3BHK	63.57	3.53	2.54	30.77	94.34	38.17		1	
9	Fifth	5A	2BHK	81.18	5.42	2.51	39.44	120.62	48.8	1		
10	Fifth	5B	3BHK	60.21	5.53	2.54	34.14	94.35	38.17		1	
Total Area				722.91	43.9	26.78	351.89	1074.8	434.78	4	6	2

1. Cpu

2. V. Rajan

3. S. Sathya Narayanan
S. Hemalatha

4. A. J. J.

5. Preethis

6. M. Chandan
C. Lakshmi

7. V. Rajan

8. For Anirudh Foundation (P) Ltd.

10.

Director

S. CHANDRASEKAR R.Tech.,
Registered Engineer - RE/GK-II/19/04/057
Licensed Surveyor, Regd No. RE200472019
CMDA & Greater Chennai Corporation
No. 1239, Mogappair West, Chennai - 600 037.
Cell : 97899 13145 / 94448 04206

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



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