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

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Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project Detail **BSR BALAJI ENCLAVE**

|                           |                                      |
|---------------------------|--------------------------------------|
| Project Name              | BSR BALAJI ENCLAVE                   |
| Category of the Building  | RESIDENTIAL BUILDING                 |
| Project Commencement Date | FEBRUARY 2016                        |
| Plot Extent               | 2 ACRES – (1.33 ACRE)<br>(58061 SFT) |
| Total Open area (Sq Mt)   | 3047.4 SMT                           |
| Project address Line 1    | 100/110 POONAMALLEE                  |

|                            |                                                         |
|----------------------------|---------------------------------------------------------|
| Project Description        | Residential Flats with 2 blocks. Two and three bedroom. |
| Project Status             | Plastering work in block -2<br>brick work in block -1   |
| Project End Date           | April 2018                                              |
| Total Covered area (Sq Mt) | 2348.6 SMT                                              |
| Project address Line 2     | Nerkundram, Chennain                                    |

|                       |            |                                       |             |
|-----------------------|------------|---------------------------------------|-------------|
|                       | HIGH ROAD, |                                       | 600107      |
| District              | Tamil nadu | Tehsil/Sub District                   |             |
| No of Open Parking    | 28 NOS.    | Total area of open Parking (Sq Mt)    | 474.13 SMT  |
| No of Covered Parking | 102 NOS    | Total area of Covered Parking (Sq Mt) | 3933.80 SMT |

### Development Details

|                                               |                           |                                            |              |
|-----------------------------------------------|---------------------------|--------------------------------------------|--------------|
| Type of Dwelling Unit                         | 2 AND 3 RESIDENTIAL FLATS | Total No. of Dwelling Unit                 | 116 DWELLING |
| Carpet rea (Sq Mt)                            | 10100.48 SMT              | No of Dwelling Unit Available for Sale     | 110 NOS      |
| Area of exclusive Open terrace if any (Sq Mt) | NIL                       | Area of exclusive balcony/verandah (Sq Mt) | 458.79 SMT   |

### If it is other than Residential

|                                               |    |                                            |  |
|-----------------------------------------------|----|--------------------------------------------|--|
| Office / Shops / Departmental Stores etc.,    | NA | Total Floor Area                           |  |
| Carpet area (Sq Mt)                           |    | Available for Sale                         |  |
| Area of exclusive Open terrace if any (Sq Mt) |    | Area of exclusive balcony/verandah (Sq Mt) |  |

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### External Development Work

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Road System

**Highways / Corporation /  
Other Roads**

Sewage and Drainage  
System

**SEWRAGE TREATMENT  
PLANT PROVIDED**

Solid Waste Management  
and Disposal

**NIL**

Water Supply

**BORE WELL AND METRO  
WATER (EXPECTING)**

Electricity Supply  
Transformers and Sub  
Station

**TRANSFORMER WILL BE  
PROVIDED AS EB NORMS**

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### Project Architects

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Architect Name

**Ms.Anushya.  
M.S.S.,M.Arch.  
Registered Architect**

MCA No.

**CA/2010/47799**

Mobile No.

**9840199099**

Address Line 1

**38/74 bazullah road  
T Nagr, Chennai 600017**

State

**Tamil nadu**

Pin Code

**600017**

Key Projects Completed

E Mail ID

**audisons@gmail.com**

Address Line 2

District

Year of Establishment

**1982**

District

**Chennai**

## Structural Engineers

|                                                     |                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------|
| Engineer Name                                       | Mr.Viquar Ahmed                                                     |
| If Registered in any Corporation / LB , License No. | License surveyor class I<br>Corporation of C henai<br>Regn no..1865 |
| Mobile No.                                          | 9840055917                                                          |
| Address Line 1                                      | 48 Barnaby road<br>Kilpauk Chennai 600010                           |
| State                                               | Tamil nadu                                                          |
| Pin Code                                            | 600010                                                              |
| Key Projects Completed                              |                                                                     |

|                       |                        |
|-----------------------|------------------------|
| E Mail ID             | Vikar05@rediffmail.com |
| Address Line 2        |                        |
| District              |                        |
| Year of Establishment | 1991                   |
| District              | Tamil nadu             |
|                       |                        |

## Project Contractors

|                             |      |
|-----------------------------|------|
| Contractor Name             | N. A |
| Registered in any Govt Dept |      |
| Address Line 1              |      |
| State                       |      |
| Pin Code                    |      |
| Key Projects Completed      |      |

|                       |  |
|-----------------------|--|
| E Mail ID             |  |
|                       |  |
| Address Line 2        |  |
| District              |  |
| Year of Establishment |  |



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.



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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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