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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

Project Name	TCP ALTURA
Category of the Building	RESIDENTIAL APARTMENTS
Project Commencement Date	OCTOBER 2017
Plot Extent	14467.40 Sq Mt
Total Open area (Sq ft)	92134 Sqft.
Project address Line 1	TCP ALTURA, MODEL SCHOOL ROAD,
District	GREATER CHENNAI CORPORATION
No of Open Parking	75 Nos
No of Covered Parking	144 NOS.

Project Status	294 UNITS
Project End Date	YET TO COMMENCE
	31 st OCTOBER 2022

Total Covered area (Sq ft)	47610 Sq Mt
Project address Line 2	SHOLINGANALLUR, CHENNAI – 600 119
Tehsil/Sub District	
Total area of open Parking (Sq ft)	10938 Sqft.
Total area of Covered Parking (Sq ft)	21983 Sqft.

For LANCOR HOLDINGS LIMITED

Mallika Ravi

MALLIKA RAVI
CHIEF EXECUTIVE OFFICER

Development Details

Type of Dwelling Unit	2 / 3 BHK	Total No. of Dwelling Unit	294 NOS.
Carpet Area (Sq ft)	1,78,454.57 Sq Mt	No of Dwelling Unit Available for Sale	294 NOS.
Area of exclusive Open terrace if any (Sq ft)	32149 Sq ft	Area of exclusive balcony/verandah (Sq ft)	11794.02 Sqft.

If it is other than Residential

Office / Shops / Departmental Stores etc.,	COMMERCIAL	Total Floor Area	9135.71 Sqft.
Carpet area (Sq Mt)	8472 Sqft	Available for Sale	NIL
Area of exclusive Open terrace if any (Sq Mt)	3481 Sqft.	Area of exclusive balcony/verandah (Sq Mt)	NIL

External Development Work

Road System	NIL	Water Supply	Bore-well + Rain water Harvesting + Corporation Water Supply
Sewage and Drainage System	Storm Water Drain / Metro water Sewage	Electricity Supply Transformers and Sub Station	TNEB + Solar
Solid Waste Management and Disposal	Municipal Disposal and On-Site		

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Project Architects

Architect Name	A.VENKAT	E Mail ID	venkat@nva.in
MCA No.	CLASS I No.R.A.41. CORPORATION OF CHENNAI	Address Line 2	Thiruvanmiyur, Chennai – 600 041.
Mobile No.	(+91) 98843 00981	District	CHENNAI
Address Line 1	No.18, Third Seaward Road, Valmiki Nagar	Year of Establishment	1987
State	TAMIL NADU	District	CHENNAI
Pin Code	600 018		
Key Projects Completed			

For LANCOR HOLDINGS LIMITED
Mallika Ravi
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Structural Engineers

Engineer Name	S.SANGEETA
If Registered in any Corporation / LB , License No.	CLASS I, REGD NO. 1610 CORPORATION OF CHENNAI
Mobile No.	044 – 2235 0711
Address Line 1	Mount view, Third Floor, No.64, Mount Road, Guindy, Chennai – 600032
State	Tamil Nadu
Pin Code	600032
Key Projects Completed	

E Mail ID	<u>Vsanga40@gmail.com</u>
Address Line 2	
District	
Year of Establishment	More than 40 years
District	Chennai

Project Contractors

Contractor Name	P.R.ENGINEERS & CONTRACTORS
Registered in any Govt Dept	
Address Line 1	GOLDEN GEORGE NAGAR, NERKUNDRAM, CHENNAI- 600 107.
State	TAMIL NADU
Pin Code	600 107
Key Projects Completed	

E Mail ID	civil@precindia.com
ADDRESS LINE 2	PH:044 2656 7777,2656 9777
District	CHENNAI
Year of Establishment	MORE THAN 20 YEARES

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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



We're honored to be part of your
real estate journey

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