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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	**North Town – Phase Chetna – Tower No.T-28**
Category of the Building	**Residential**
Project Commencement Date	**Building Plan approval date: 31.01.2017 Encl – Annexure 3**
Plot Extent	**Part of 48.74 Acres of land parcel**
Total Open area (Sq Mt)	**197277 Sq.M**
Project address Line 1	**152 Gantz Road,**
District	**Perambur**
No of Open Parking	**15**
No of Covered Parking	**57**

Project Description	**Construction of residential apartments in Tower Nos.28 – Combined Double Basement + GF + 17 Floors totaling to 72 apartments.**
Project Status	**Ongoing**
Project End Date	**Dec 2019**
Total Covered area (Sq Mt)	**7486.99 Sq.M**
Project address Line 2	**8, BD Stephenson Road**
Tehsil/Sub District	**Chennai**
Total area of open Parking (Sq Mt)	**187 Sq.M**
Total area of Covered Parking (Sq Mt)	**2508 Sq.M**

Development Details

Type of Dwelling Unit	**Residential apartments**
Carpet area (Sq Mt)	**5382 Sq.M**
Area of exclusive Open terrace if any (Sq Mt)	**None**

Total No. of Dwelling Unit	**72**
No of Dwelling Unit Available for Sale	**37**
Area of exclusive balcony/verandah (Sq Mt)	**243 Sq.M**

TOWN ESTATES (P) LTD. Chennai-18.

External Development Work

Road System	Cement paved road from entrance gate to the tower.
Sewage and Drainage System	The sewage water generated in the project is treated in a Sewerage Treatment Plant. The treated water is partially used for toilet flushing, landscaping and excess water is sent outside through a dedicated pumping main to the CMWSSB drainage system.
Solid Waste Management and Disposal	Solid waste will be disposed through Corporation of Chennai
Water Supply	Will be provided by Chennai Metro Water Supply & Sewage Board
Electricity Supply Transformers and Sub Station	Tamil Nadu Electricity Board has set up a substation for the entire North Town in the land already allotted for the same. From this substation, power will be provided. Diesel Generator backup is being provided for common areas to cater to the essential requirements.

Project Architects

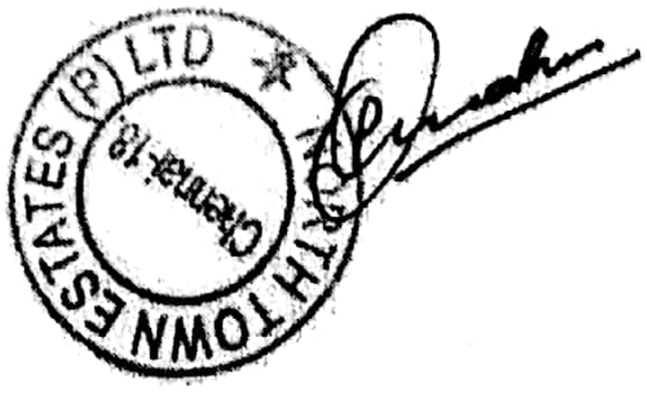
Architect Name	Nagendar Vats
MCA No.	95/19145
Mobile No.	9911196900
Address Line 1	Block-L South City-1
State	Haryana
Pin Code	122001
Key Projects Completed	--
E Mail ID	Nagendar.vats@unitechgroup.com
Address Line 2	--
District	Gurgaon
Year of Establishment	--
District	Gurgaon

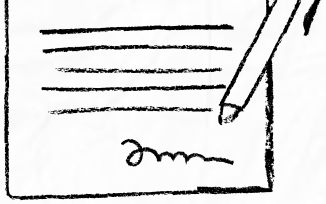
Structural Engineers

Engineer Name	**Sanjay Tyagi**	**E Mail ID**	**Sanjay.tyagi@unitechgroup.com**
If Registered in any Corporation / LB , License No.	**MIA Structe M-058**	**Address Line 2**	**--**
Mobile No.	**9818291754**	**District**	**Gurgaon**
Address Line 1	**Block-L South City-1**	**Year of Establishment**	**--**
State	**Haryana**	**District**	**Gurgaon**
Pin Code	**122001**		
Key Projects Completed	**--**		

Project Contractors

Contractor Name	**KALAINITHI CONSTRUCTIONS PRIVATE LIMITED**	**E Mail ID**	**Kncpl96@gmail.com**
Registered in any Govt Dept	**---**		**---**
Address Line 1	**Old No.54, New No.25, 1st sector, 3rd street,**	**Address Line 2**	**K.K.Nagar**
State	**Tamil Nadu**	**District**	**Chennai**
Pin Code	**600078**	**Year of Establishment**	**May 2011**
Key Projects Completed	**Arihant Tiara in Nandambakkam & Villa Viviana in MaraimalaiNagar**		





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

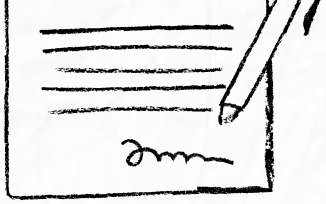
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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

Verified RealEstate™

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

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