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

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Official Property Record

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Project Detail

Project Name	Happinest Avadi Block D	Project Description	G+3 Building Comprising of shops on ground floor, 1 BHK and 2 BHK.
Category of the Building	Residential –	Project Status	On going
Project Commencement Date	1 July 2107	Project End Date	31 March 2019
Plot Extent	1581.72 Sq Mtr		
Total Open area (Sq Mt)	0	Total Covered area (Sq Mt)	968.19
Project address Line 1	Block No.84 WARD No.1	Project address Line 2	Paruthipattu Village Avadi Municipality
District	Thiruvallur	Tehsil/Sub District	Poonamallee
No of Open Parking	0	Total area of open Parking (Sq Mt)	0
No of Covered Parking	0	Total area of Covered Parking (Sq Mt)	0

190-4512

area 1500 sq m
49440.24 m²

Development Details

Type of Dwelling Unit	1 BHK – A	Total No. of Dwelling Unit	6
Carpet Area (Sq Mt)	32.34	No of Dwelling Unit Available for Sale	6
Area of exclusive Open terrace if any (Sq Mt)	0	Area of exclusive balcony/verandah (Sq Mt)	2.51

Type of Dwelling Unit	1 BHK – B
Carpet Area (Sq Mt)	32.34
Area of exclusive Open terrace if any (Sq Mt)	0

Total No. of Dwelling Unit	3
No of Dwelling Unit Available for Sale	3
Area of exclusive balcony/verandah (Sq Mt)	2.52

Type of Dwelling Unit	1 BHK – C
Carpet Area (Sq Mt)	32.34
Area of exclusive Open terrace if any (Sq Mt)	0

Total No. of Dwelling Unit	3
No of Dwelling Unit Available for Sale	3
Area of exclusive balcony/verandah (Sq Mt)	2.54

Type of Dwelling Unit	2 BHK – A
Carpet Area (Sq Mt)	42.05
Area of exclusive Open terrace if any (Sq Mt)	0

Total No. of Dwelling Unit	16
No of Dwelling Unit Available for Sale	16
Area of exclusive balcony/verandah (Sq Mt)	2.16

Type of Dwelling Unit	2 BHK – B
Carpet Area (Sq Mt)	42.05
Area of exclusive Open terrace if any (Sq Mt)	0

Total No. of Dwelling Unit	28
No of Dwelling Unit Available for Sale	28
Area of exclusive balcony/verandah (Sq Mt)	2.18

If it is other than Residential

Office / Shops / Departmental Stores etc.,	Shop Type 1
Carpet area (Sq Mt)	9.82
Area of exclusive Open terrace if any (Sq Mt)	0

Total Floor Area	29.46
Available for Sale	29.46
Area of exclusive balcony/verandah (Sq Mt)	0

Office / Shops / Departmental Stores etc.,	Shop Type 2
Carpet area (Sq Mt)	18.38
Area of exclusive Open terrace if any (Sq Mt)	0

Total Floor Area	147.04
Available for Sale	147.04
Area of exclusive balcony/verandah (Sq Mt)	0

Office / Shops / Departmental Stores etc.,	Shop Type 3
Carpet area (Sq Mt)	13.47
Area of exclusive Open terrace if any (Sq Mt)	0

Total Floor Area	107.76
Available for Sale	107.76
Area of exclusive balcony/verandah (Sq Mt)	0

External Development Work

Road System

Sewage and Drainage
System

Solid Waste Management
and Disposal

Municipal roads to site / internal roads by developer
1 No. STP serving phase 2 of development
One organic waste converter for the project, waste segregation and collection system at building levels

Water Supply

Electricity Supply
Transformers and Sub
Station.

**One Water treatment plant
serving all phases of
project**

From Tamilnadu Electricity
Board feeding LT from
Paruthipattu Sub station

Project Architects

Architect Name	Ashok B Lall – Architects	E Mail ID	ablarch@gmail.com
MCA No.	CA/79/5198	Address Line 2	Civil Lines New Delhi
Mobile No.	9891487981	District	New Delhi
Address Line 1	2B – Ramkishore Road	Year of Establishment	1980
State	New Delhi	District	New Delhi
Pin Code	110054		
Key Projects Completed	11 HMR campus Jaipur,TERI campus Gual Pahari,TCS HQ Gurgaon		

Structural Engineers

Engineer Name	Japan Shah
If Registered in any Corporation / LB, License No.	IAStructE LIC no AM – 150
Mobile No.	7926445083
Address Line 1	305 Ashwamegh Elegance
State	Gujrat
Pin Code	380006
Key Projects Completed	Urban Park,Klan Club, Ahemdabad university campus,Housing aty Khajuraho.

E Mail ID	jsceollice@gmail.com
Address Line 2	Opp SBI Ambarwadi Ahmedabad
District	Ahmedabad
Year of Establishment	2016
District	Ahmedabad

Project Contractors

Contractor Name	
Registered in any Govt Dept	
Address Line 1	
State	
Pin Code	
Key Projects Completed	

E Mail ID	
Address Line 2	
District	
Year of Establishment	

Sr.No.	Vendor Code	Name of the Vendor	Type of Vendor	Address	Phone Number	Email Id	Provisional GSTIN No.
1	MLDL006120	SAI MODULAR KITCHENS & FURNITURE	Contractor	25, Ratinam Nagar, 22nd East Street, Thirvanmiyur, Chennai 600041	9773077720	saiplastic@gmail.com	33AGOPC4765E1Z1
2	1100000118	GANAPATY INTERIOR DESIGNER	Contractor	#24 TAYLOR'S ESTATE, II STREET, KODAMBAKKAM, CHENNAI - 600024	9940155485	ganapathyinterior@gmail.com	33AQDPM9803EZZD
3	MLDL006224	SURESH KUMAR J	Contractor	No 28, 5th street, VRD Nagar, Madhavaram, Thiruvallur, Chennai - 600060	8148422834	suresh70jsv@gmail.com	33DZPS3223L1ZD
4	MLDLAF0001	GREEN PEARL ENGINEERING	Contractor	Gate No.50 Plot No.01, Kambalgaon Village, Boisar, Palghar Taluka Thane, Mumbai, 401501.	9940633423	snnaflu@gmail.com	33AAFPG3045H1ZX
5	MLDL001883	KARUNA ELECTRICALS	Contractor	NO.37, 1ST FLOOR, 2ND STREET, SRINIVASA NAGAR, KOYAMBEDU, CHENNAI - 600107	*044 24793653	karunaelectricals@gmail.com	33AADFK6556E1ZH
6	MLDL006158	ANJANI ENTERPRISES	Contractor	No.22, Thiruvanchavadi street, Thiruporur, Chennai - 603108.	9952963241	lalbabudey@yahoo.com	33AKIPD7434K1Z5
7	MLDL00164	MASS INTERIOR SOLUTIONS	Contractor	Plot No.4/465A, Annai Anjugam Nagar, Sriperumbudur Main Road, Nandambakkam, Kundrathur, CHENNAI - 600069	9677144114	massinteriorsolutions@gmail.com	AA330617109047E
8	MLDL006264	BUILD ISA CONSTRUCTIONS	Contractor	No 40,6th main road, lakshmi nagar ext, Porur, Chennai - 600116	9962604452	sampath@buildisa.in	33CXJPS2317A2ZT
9	MLDL005002	SAKTHI FERRO ALLOYS (INDIA) PVT LTD	Supplier	18/26, II nd Street, Loganathan Nagar, Choolaimedu, Chennai - 600094.	8056113827	arunn@sakthigroup.co	33AAJCS3251K1ZA
10	MLDL006001	HIL LIMITED	Supplier	No 2A, Babu Jagan Street, Kannan Bala Nagar, Arumbakkam-Chennai - 600106	*04432219835	vkram@hil.in	33AAACH2576Q1Z7
11	MLDL006132	ASHKINGS ENTERPRISES	Supplier	No.45/1, ROYAL ENCLAVE EXTN, PARUTHIPATTU, AVADI, CHENNAI - 600071.	9373906867	sunilashking@gmail.com	27AFTPM0838C1ZC
12	MLDL00116	SOMANY CERAMICS LTD	Supplier	AB-13,2nd Floor, L.K.S Towers, 2nd Avenue Main Road, Anna Nagar, Chennai - 600040	23452104	vidhya@somanyceramics.com	33AAACG8904C1Z2
13	MLDL004096	H & R JOHNSON (INDIA)	Supplier	200 Peters Road, Royapettah, Chennai - 600014	28544116	krishnamoorthy.venketraman@hrjohnsonindia.com	33ACLFSS216K1ZX
14	MLDL006155	SABARI ELEVATOR	Supplier	No:124/2E, B-1,G-1 Flat, Anandam Platinum, Perumal kovil street, Numbal, Chennai - 600077	*04460504054	info@sabarielevator.com	33AHEPK7304C1ZX
15	1100001728	ANKIDYNE	Supplier	1st Main Road, New Colony, Chrompet, CHENNAI- 600044	9444079727	marketingmanager@ankidyne.com	33B8LPT4492A1Z1
16	MLDL007091	SREE GANESH INDUSTRIES	Contractor	No: 2B, 1st Floor, Athoram st, Paruthipattu, Avadi, Chennai - 600071	9444275323	sreeganesh5323@gmail.com	33BAWPA3293A1ZY
17	MLDL006325	SLB GANGA TECH ENGINEERING	Supplier	no 39/60, seeyalam street, Villivakkam, Chennai - 600049	9962875759	arunkarthickraj@gmail.com	07AADPL1481B1Z5
18	MLDL001398	ASHOK BEHARI LALL	Consultant	2-B, RAMKISHORE ROAD, CIVIL LINES, NEW DELHI - 110054	9891487981	ablarch.mldl@gmail.com	
19	MLDL006269	RAYMIX CONCRETE INDIA PVT LTD	Supplier	NO. 169, MM COLONY, ANNA ARCH MAIN ROAD, AMINJIKARAI, CHENNAI - 600029.	9444993000	sales@raymixconcrete.in	33AAACN1283H1ZR
20	AGSEEDS077	NISA INDUSTRIAL SERVICES PVT LTD	Contractor	NO. 169, MM COLONY, ANNA ARCH MAIN ROAD, AMINJIKARAI, CHENNAI - 600029.	9223172750	gokhale.c@nisaeye.com	33BQEPG777381Z2
21	MLDL006104	DELTA METALLURGICAL	Consultant	19TH FLOOR, LOTUS GRANDEUR, VEERA DESAI ROAD, EXT-ANDHERI (W), MUMBAI - 400053	*04432574744	info@deltalabindia.com	33ADCE6103A2ZH
22	MLDL006000	ECO TECH LABS PVT LTD	Consultant	PLOT NO.2A, ST. ANTONY NAGAR MAIN ROAD, PERUMBAKKAM, CHENNAI - 600100	9789906200	dhamo@ecotechlabs.in	
23	MLDL000805	PRIME POWER GENERATORS	Supplier	No.4, MANJOLAI 1ST MAIN ROAD, EKAKDUTHANGAL, GUINDY, CHENNAI - 600032	*04442022020	rajani@primepowergen.com	33AAGCP7421H1ZJ
24	MLDL006261	ZIAXAA	Consultant	NO.34, 1st FLOOR, AYYARPADI, SESHADRIPURAM, 1st MAIN ROAD, BABY NAGAR, VELACHERY, CHENNAI - 600042	*04426382014	ziacaa.ap@gmail.com	
25	MLDL001928	PELICAN REALTY	Consultant	10/1, second street, kasthuribai nagar, Avadi, Chennai - 600054.	9840862705	jnanesh@pelicangroup.in	
26	MLDL006067	COSMOS WATER SOLUTIONS	Supplier	T-2, 3RD FLR., NEW NO.31, Rajamannar Street, T.Nagar, CHENNAI - 600017.	*04424798916	info@cosmosindia.co.in	27AACJ4455D1ZQ
27	MLDL005628	JALDHARA TECHNOLOGIES	Supplier	No.121,3rd Main Road, Natesan Nagar, Virugambakkam, CHENNAI - 600092	9769073555	arun@greywatertech.com	
				401, 4th Floor, B-Wing, Pinak Galaxy, Old Bhivandi Road, Kapurbawadi Junction, Thane- 400607			

Details of Contractor/Consultants

445

Annexure-13



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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