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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 F"	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 2017	Project End Date	31 March 2019
Plot Extent	3565.34 Sq Mtr		
Total Open area (Sq Mt)	0	Total Covered area (Sq Mt)	2403.52
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

Development Details

Type of Dwelling Unit	1 BHK – A	Total No. of Dwelling Unit	32
Carpet Area (Sq Mt)	32.34	No of Dwelling Unit Available for Sale	32
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	32
No of Dwelling Unit Available for Sale	32
Area of exclusive balcony/verandah (Sq Mt)	2.54

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	92
No of Dwelling Unit Available for Sale	92
Area of exclusive balcony/verandah (Sq Mt)	2.59

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	20
No of Dwelling Unit Available for Sale	20
Area of exclusive balcony/verandah (Sq Mt)	2.51

If it is other than Residential

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

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

External Development Work

Road System

Municipal roads to site /
internal roads by
developer

Sewage and Drainage
System

1 No. STP serving phase 2
of development

Solid Waste Management
and Disposal

One organic waste
converter for the project,
waste segregation and
collection system at
building levels

Water Supply

One Water treatment plant
serving all phases of
project

Electricity Supply
Transformers and Sub
Station

From Tamilnadu Electricity
Board feeding LT from
Paruthipattu Sub station

Project Architects

Architect Name	Ashok B Lall – Architects
MCA No.	CA/79/5198
Mobile No.	9891487981
Address Line 1	2B – Ramkishore Road
State	New Delhi
Pin Code	110054
Key Projects Completed	11 HMR campus Jaipur, TERI campus Gual Pahari, TCS HQ Gurgaon

E Mail ID	ablarch@gmail.com
Address Line 2	Civil Lines New Delhi
District	New Delhi
Year of Establishment	1980
District	New Delhi

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

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, Ratnam 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	ganapathyinteriordesign@gmail.com	33AQDPM9303E2Z0
3	MLDL006224	SURESH KUMAR J	Contractor	No 28, 5th street, VRD Nagar, Madhavaram, Thiruvallur, Chennai - 600060	8148422834	suresh70jsv@gmail.com	33DZXP53283L1Z0
4	MLDLAF0001	GREEN PEARL ENGINEERING	Contractor	Gate No.50 Plot No.01, Kambalgaon Village, Boisar, Palghar Taluka Thane, Mumbai, 401501.	9940633423	snnallu@gmail.com	33AAFCG3C45H1Zx
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	33CXJPS2517A2ZT
9	MLDL005002	SAKTHI FERRO ALLOYS (INDIA) PVT LTD	Supplier	18/26, II nd Street, Loganathan Nagar, Choolaimedu, Chennai - 600094.	8056113827	arunn@sakthiindia.co	33AAJCS3751K1ZA
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	27AFTPM0338C1ZC
12	MLDL001116	SOMANY CERAMICS LTD	Supplier	AB-13,2nd Floor, L.K.S Towers, 2nd Avenue Main Road, Anna Nagar, Chennai - 600040	23452104	vidhya@somanyceramics.com	
13	MLDL004096	H & R JOHNSON (INDIA)	Supplier	200 Peters Road, Royapettah, Chennai - 600014	28544116	krishnamoorthy.venktraman@hrjohnsonindia.com	33AAACG8304C1Z2
14	MLDL006155	SABARI ELEVATOR	Supplier	No.124/2E, B-1,G-1 Flat, Anandam Platinum, Perumal kovil street, Numbal, Chennai - 600077	*04460504054	info@sabarielevators.com	33ACLF55216K1ZX
15	1100001728	ANKIDYNE	Supplier	1st Main Road, New Colony, Chrompet, CHENNAI- 600044	9444079727	marketingmanager@ankidyne.com	33AHEPK7504C1ZX
16	MLDL007091	SREE GANESH INDUSTRIES	Contractor	No: 2B, 1st Floor, Aththoram st, Paruthipattu, Avadi, Chennai - 600071	9444275323	sreeganesh5323@gmail.com	33BBLPT4432A1ZL
17	MLDL006325	SLB GANGA TECH ENGINEERING	Supplier	No: 2B, 1st Floor, Aththoram st, Paruthipattu, Avadi, Chennai - 600071	9962875759	arunkarthickraj@gmail.com	33BAWPA5293A1ZY
18	MLDL001398	ASHOK BEHARI LALL	Consultant	no 39/60, seeyalam street, Villivakkam, Chennai - 600049	9891487981	ablarch.mldl@gmail.com	07AADPL1481B1Z6
19	MLDL006269	RAYMIX CONCRETE INDIA PVT LTD	Supplier	2-B, RAMKISHORE ROAD, CIVIL LINES, NEW DELHI - 110054	9444993000	sales@raymixconcrete.in	
20	AGSEEDS077	NISA INDUSTRIAL SERVICES PVT LTD	Contractor	NO. 169, MM COLONY, ANNA ARCH MAIN ROAD, AMINJIKARAI, CHENNAI - 600029.	9223172750	gokhale.c@nisaee.com	33AAACN1283H1ZR
21	MLDL006104	DELTA METALLURGICAL	Consultant	19TH FLOOR, LOTUS GRANDEUR, VEERA DESAI ROAD, EXT-ANDHERI (W), MUMBAI - 400053	*04432574744	info@deltalabindia.com	33BQEPG7773B1Z2
22	MLDL006000	ECO TECH LABS PVT LTD	Consultant	PLOT NO.2A, SL. ANTONY NAGAR MAIN ROAD, PERUMBAKKAM, CHENNAI - 600100	9789906200	dhamo@ecotechlabs.in	33ADCE6103A2ZH
23	MLDL000805	PRIME POWER GENERATORS	Supplier	No.4, MANJOLAI 1ST MAIN ROAD, EKAKDUTHANGAL, GUINDY, CHENNAI - 600032	*04442022020	rajani@primepowergen.com	33AAGCP1421H1ZJ
24	MLDL006261	ZIAXAA	Consultant	NO.34, 1st FLOOR, AYYARPADI, SESHADRI PURAM, 1st MAIN ROAD, BABY NAGAR, VELACHERY, CHENNAI - 600042	*04426382014	ziaxaa.ap@gmail.com	
25	MLDL001928	PELICAN REALTY	Consultant	10/1, second street, kashuribai 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.com	
27	MLDL005628	JALDHARA TECHNOLOGIES	Supplier	No.121,3rd Main Road, Natesan Nagar, Virugambakkam, CHENNAI - 600092	9769073555	arun@greywatertec.com	27AACJ4455D1ZQ

Details of
Contractor/consultant
(Annexure-13)

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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.



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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



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

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