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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 Name	EXPRESS EXCLUSIVE
Category of the Building	RESIDENTIAL APARTMENT
Project Commencement Date	04.03.2016
Plot Extent	19182.42 Sqm
Total Open area (Sq Mt)	15184.60 Sqm
Project address Line 1	S.No. 315/7, and 315/9
District	Chennai
No of Open Parking	4
No of Covered Parking	1. Basement 1- 188 Nos 2. Basement 2 - 194 Nos. 3. Basement 3 - 210 Nos.

Project Description	4 Towers namely A, B, C, E each consisting of G+17 floors each, 1 tower D consisting of G+16 floors with three levels of common basement. In addition to this, LIG housing tower consists G+6 floors with one level basement. The towers are RCC framed structures. The total built up area is approximately 9.5 Lakhs Sq. ft.
Project Status	ONGOING
Project End Date	31.03.2020
Total Covered area (Sq Mt)	3997.84 Sqm
Project address Line 2	Woods Road, No. 2 Triplicane Village, Block No. 9, Mylapore Taluk
Tehsil/Sub District	
Total area of open Parking (Sq Mt)	157.64 Sqm
Total area of Covered Parking (Sq Mt)	24015.80 Sqm

For Express Infrastructure Pvt. Ltd.

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Development Details

Type of Dwelling Unit	**6 Types**
Carpet rea (Sq Mt)	41,301.57 Sqm Block A – Block A1(Unit A1) ➢ Carpet Area – 183.11 Sq.Mt Block A1 (Unit A2) ➢ Carpet Area – 175.74 Sq.Mt. Block B – Unit B1 ➢ Carpet Area – 175.90 Sq.Mt Unit B2 ➢ Carpet Area – 180.29 Sq.Mt Block C – Unit C1 ➢ Carpet Area – 181.60 Sq.Mt. Unit C2 ➢ Carpet Area – 179.84 Sq.Mt Block D - Unit D1 ➢ Carpet Area - 259.80 Sq.Mt Unit D2 ➢ Carpet Area – 253.91 Sq.Mt Block E – Unit E1 Level 1 ➢ Carpet Area – 234.59 Sq Mt Level 2 ➢ Carpet Area – 156.56 Sq.Mt Block E – Unit E2 Level 1 ➢ Carpet Area –

Total No. of Dwelling Unit	**242 units**
No of Dwelling Unit Available for Sale	236

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	233.33 Sq.Mt Level 2 ➢ Carpet Area – 155.39 Sq.Mt
Area of exclusive Open terrace if any (Sq Mt)	NA

Area of exclusive balcony/verandah (Sq Mt)	NA

If it is other than Residential

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

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

External Development Work

Road System	**Highways / Corporation / Other Roads**
Sewage and Drainage System	Greater Chennai Corporation
Solid Waste Management and Disposal	Self

Water Supply	**Chennai Metropolitan Water Supply and Sewerage Board**
Electricity Supply Transformers and Sub Station	Tamil Nadu Electricity Board

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Project Architects

Architect Name	**P. Muthukumar**
MCA No.	CA/2012/54824
Mobile No.	044-4269 0158
Address Line 1	M.K.C. House
State	Tamil Nadu
Pin Code	600 002
Key Projects Completed	

E Mail ID	
Address Line 2	62, Arunachalam Road, Chintadripet
District	Chennai
Year of Establishment	
District	

Structural Engineers

Engineer Name	**C. Kannan**
If Registered in any Corporation / LB , License No.	Class – I, No. 1816

E Mail ID	
Address Line 2	L1/932, 7th Main Road, Thiruvalluvar Nagar

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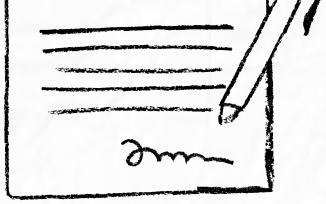
Mobile No.	
Address Line 1	Corporation of Chennai
State	Tamil Nadu
Pin Code	600 041
Key Projects Completed	

	Thiruvanmiyur
District	Chennai
Year of Establishment	
District	

Project Contractors

Contractor Name	Simplex Infrastructures Limited
Registered in any Govt Dept	
Address Line 1	Unit –C, Brigade Plaza, Bangalore –
State	Karnataka
Pin Code	560 009
Key Projects Completed	

E Mail ID	
Address Line 2	71/1, S C Road, Anand Rao Circle,
District	Bangalore
Year of Establishment	1924



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

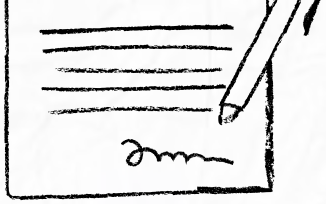
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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

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