Verified RealEstate™

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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	Phase 5 Crescent ParC Dewy Terrace	Project Description	This Villa project consist of (i). A Type (24 nos.) (ii). B Type (125 nos.) (iii). F Type (18 nos.)
Category of the Building	Villas	Project Status	Under Construction
Project Commencement Date	01.12.2012	Project End Date	Villa – end date is enclosed in separate sheet
Plot Extent	1,40,903 approx.		
Total Open area (Sq Mt)	NA	Total Covered area (Sq Mt)	NA
Project address Line 1	SARE Crescent ParC Dewy Terraces Township, Ward No. 6, Thiruporur (PO & TK), Kanchipuram (DT)	Project address Line 2	SARE Crescent ParC Dewy Terraces Township, Ward No. 6, Thiruporur (PO & TK), Kanchipuram (DT)
District	Kanchipuram	Tehsil/Sub District	Kanchipuram
No of Open Parking	166 nos.	Total area of open Parking (Sq Mt)	NA
No of Covered Parking	NIL	Total area of Covered Parking (Sq Mt)	NIL

Development Details

Type of Dwelling Unit	Villa	Total No. of Dwelling Unit	167
Carpet rea (Sq Mt)	(i). A Type villa 1297 Sq Ft / 120.50 Sq. Mt (ii). B Type 1936 Sq Ft / 179.90 Sq.Mt (iii). F Type villa 2308 Sq Ft / 214.40 Sq.Mt	No of Dwelling Unit Available for Sale	108
Area of exclusive Open terrace if any (Sq Mt)	(i)A type villa :115.89 Sq.ft (Excluding expandable portion) (ii) B type villa : Front Villa :235.07 Sq.ft (Excluding expandable portion) Rear Villa :202.95 Sq.ft (Excluding expandable portions) (iii) F type villa : No open Terrace (All expandable area for additional bed room)	Area of exclusive balcony/verandah (Sq Mt)	NA (Villas)

If it is other than Residential

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

External Development Work

Road System	Govt Roads	Water Supply	Overhead Tank System
Sewage and Drainage System	STP to be installed	Electricity Supply Transformers and Sub Station	TNEB/TANGEDCO
Solid Waste Management and Disposal	Garbage removal through Facility management Services		

Project Architects

Architect Name	M/s Karche & Associates	E Mail ID	kharche@kharche.com
MCA No.	CA/2004/33670	Address Line 2	NA
Mobile No.	+91 9884049364 / + 91 (0) 44 28291291 / 3874 / 3261	District	Chennai
Address Line 1	No.20, Sahfee Mohammed road, Near Greams road, Chennai	Year of Establishment	1976
State	Tamilnadu	District	Chennai
Pin Code	600006		NA
Key Projects Completed	NA		

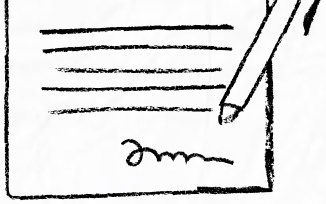
Structural Engineers

Engineer Name	Kannimar Consultants	E Mail ID	kannimarconsultants@gmail.com
If Registered in any Corporation / LB , License No.	AM 82130/91	Address Line 2	NA
Mobile No.	9500074947	District	Chennai
Address Line 1	New no. 14, old no. 17A, Kannimar Villa, Ganga Nagar, Jaffarkhanpet, Ashok Nagar, Chennai	Year of Establishment	2002
State	Tamilnadu	District	Chennai
Pin Code	600083		NA
Key Projects Completed	NA		

Project Contractors

Contractor Name	SPAAK super Infra India Pvt ltd	E Mail ID	PANKUL.RATHORE@GMAIL.COM
Registered in any Govt Dept	215675 (RoC-Delhi)		
Address Line 1	GF - 50, Block 5, EROS Garden, charmswood Village, Surajkund, Faridabad, Haryana	Address Line 2	NA

State	Haryana	District	Faridabad
Pin Code	121009	Year of Establishment	11 March 2011
Key Projects Completed	NA		



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

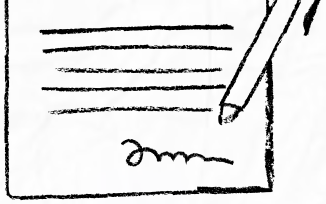
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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

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