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

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Official Property Record

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Project Details

Project Name	COVAI ULTRA	Project Description	PROJECT COVAI ULTRA IS A RETIREMENT COMMUNITY SPECIFICALLY CREATED FOR SENIOR CITIZENS ABOVE 50 YEARS OF AGE WITH SERVICES AND CARE PROVIDED TO THEM TILL THEIR LIFE TIME (DETAILED NOTE ATTACHED)
Category of the Building	SENIOR LIVING RETIREMENT COMMUNITY (RESIDENTIAL)	Project Status	UNDER CONSTRUCTION
Project Commencement Date	23-04-2014	Project End Date	2020
Plot Extent	3.60 ACRES – LAYOUT 31.37 CENTS – SENOIR CARE CENTRE		
Total Open area (Sq Mt)	6672 Sq Mt (Base on Land area)	Total Covered area (Sq Mt)	6459 Sq Mt (Villas Plot area) for Dwellings EWS - 1437 Sq Mt
Project address Line 1	SF.NO:87/3, SITE NO:05 DTCP NO: 138/2014 KANNAMPALAYAM TOWN PANCHAYAT, SULUR TALUK	Project address Line 2	NA
District	COIMBATORE	Tehsil/Sub District	SULUR TALUK
No of Open Parking	Nil	Total area of open Parking (Sq Mt)	Nil
No of Covered Parking	40 Nos	Total area of Covered Parking (Sq Mt)	658 Sq Mt

Development Details

Type of Dwelling Unit	6 Nos (Premium, Platinum, Gold, Silver, EWS & Std 02)	Total No. of Dwelling Unit	40 – Dwellings 26 - EWS
Carpet area (Sq Mt)	PREMIUM = 139 Sq Mt PLATINUM = 112 Sq Mt GOLD = 75 Sq Mt SILVER = 75 Sq Mt EWS = 33 Sq Mt STD 02 = 69 Sq Mt	No of Dwelling Unit Available for Sale	31 – Dwellings 24 - EWS
Area of exclusive Open terrace if any (Sq Mt)	Dwellings – 2997 Sq Mt EWS - 869.38 Sq Mt	Area of exclusive balcony/verandah (Sq Mt)	Dwellings – 114 Sq Mt EWS - 44 Sq Mt

If it is other than Residential

Office / Shops / Departmental Stores etc.,	SENIOR LIVING AND SENIOR CARE CENTRE FOR PROVIDING SERVICES AND CARE TO THE SENIOR CITIZENS OF PROJECT COVAI ULTRA WHICH INCLUDES ASSISTED CARE CENTRE , PERSON WITH INTELLECTUAL DISABILITY CENTRE AND MEDICAL CENTRE	Total Floor Area	841 Sq Mt
Carpet area (Sq Mt)	765 Sq Mt	Available for Sale	NIL
Area of exclusive Open terrace if any (Sq Mt)	432 Sq Mt	Area of exclusive balcony/verandah (Sq Mt)	8 Sq Mt

External Development Work

Road System	Highways / Corporation / Other Roads	Water Supply	PANCHAYAT & BOREWELL
Sewage and Drainage System	UNDER GROUND DRAINAGE SYSTEM	Electricity Supply Transformers and Sub Station	ONLY TRANSFORMERS
Solid Waste Management and Disposal	SEWAGE TREATMENT PLANT		

Project Architects

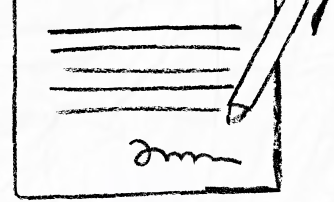
Architect Name	K.T.Sri Ganesh	E Mail ID	Sreegeeiconsultants.cbe@gmail.com
MCA No.		Address Line 2	-
Mobile No.	9843547756	District	Coimbatore
Address Line 1	No-2, Chinthamani Nagar 4 th street, Saibabacolony	Year of Establishment	2014
State	Tamil Nadu	District	Coimbatore
Pin Code	641018		
Key Projects Completed	Aksharam International School Apartments for KCR Foundation Villas, Commercial Buildings and Apartments for Tanny Shelters		

Structural Engineers

Engineer Name	G.NIRMAL	E Mail ID	Nirmalg1959@gmail.com
If Registered in any Corporation / LB, License No.	M57946	Address Line 2	
Mobile No.	9443328041	District	COIMBATORE
Address Line 1	NO:95A, RACE COURSE COIMBATORE	Year of Establishment	19.10.1988
State	TAMILNADU		
Pin Code	641018		
Key Projects Completed	"RAINTREE" RACE COURSE, COIMBATORE ABC AVENUE PARTMENT, BHARATHI COLONY, PEELAMEDU, COIMBATORE		

Project Contractors

Contractor Name	SELF CONSRUCTIONS	E Mail ID	ultrahomes05@gmail.com
Registered in any Govt Dept	NIL		
Address Line 1	NO:8/7, SARANG BUILDING, THOMAS PARK ROAD RACE COURSE, COIMBATORE	Address Line 2	NA
State	TAMILNADU	District	COIMBATORE
Pin Code	641 018	Year of Establishment	2013



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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.



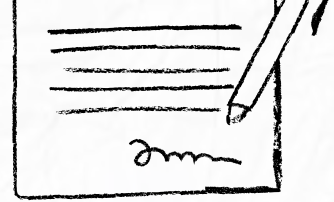
NRI & Investment Services

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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