Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



1.LAND COST

VALUE FOR SF NO:347 Rs.1000000/ACRE 1000000*1.75	18,00,000		1800000
STAMP PAPER 7%	18,00,000	0	126000
REGISTRATION FEES 2%	18,00,000	0	36000
OTHER REGISTRAR OFFICE FEES	10000		10000
			1972000

LAND COST=Rs.19,72,000/-

DEVELOPMENT COST: 1.ROAD (RUNNING METER: Rs.970/- (ROAD CLEANING, LEVELING, LAYING)

	LAYING	RUNNING	
ROAD 1 (60.6+57.8/2*10)	10	59.2	592
ROAD 2 (53.4+50/2*12)	12	51.7	620.4
ROAD 3 (74.4+73/2*10)	10	73.7	737
ROAD 4 (4.6+3.6/2*7.2)	7.2	4.1	29.52
ROAD 5 (48.9+47.8/2*7.2)	7.2	48.35	348.12
ROAD 6 (53.3+52.3/2*7.2)	7.2	52.8	380.16
ROAD 7 (24.6+24.4/2*3.6/2)	1.8	24.5	44.1
			2751.3
TOTAL SQ.MTR * 970 =	2751.3	970	2668761

ROAD= Rs.26,69,000

2.FENCING: SQUARE METER:Rs.160/-

34.2+149.8+39+39.2+153.8	416		
LENGTH*HEIGHT	416	1.8	748.8
	748.8	160	119808

COMPOUND WALL= Rs.1,20,000

3.PIPELINE: 2"4GAUGE SQMTR: Rs.130/-

PIPE LINE	571.5	130	74295
60.6+57.8+50+53.4+74.4+73+47.8+48.9+52.3+53.3			
LABOUR	10	1500	15000
JCB RENT FOR PIPE LINE PITTING 3000/HOUR*10	3000	10	30000
			119295

PIPELINE= Rs.1,19,300

4.APPROVAL CHARGES

LPA	162598
LOCALBODY	88500
	251098

APPROVAL CHARGE= Rs.2,51,098

TOTAL DEVELOPMENT COST= ROAD + FENCING+PIPE LINE +APPROVAL CHARGE **3159398**

PROJECT COST=LAND COST+DEVELOPMENT Rs.51,31,398/-

Road 1	71.8	74.2	146	73	9
Road 2	181.5	181.6	363.1	181.55	4.5
Road 3	81.9	83.8	165.7	82.85	7.2
Road 4	91	93.6	184.6	92.3	10
Road 5	101.3	103.1	204.4	102.2	7.2
Road 6	135.9	134.3	270.2	135.1	7.2
Road 7	80.3	**80.4**	160.7	80.35	7.2

4	184.6
5	204.4
6	135.9
7	80.3
8	48.4
9	60.4
10	63
11	50.6
12	47.2
13	117.4
14	**45.37**
15	170.4
	1,208



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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