



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™



Project Cost Details – “SRM CHENGAI CITY PHASE-II”

Project of the Layout Called as “SRM CHENGAI CITY PHASE-II”, Comprised in Survey Nos. 13/3, 13/5A, 13/6A, 13/6B, 13/7, 13/8, 13/9A1, 28/4A1 an Extent of 3800 Sq.Mt, DTCP Approval No. L.P./D.T.C.P.(C.D.) No : 94/2025, Dated : 17.04.2025, Situated at VEDHANARAYANAPURAM Village, CHENGALPATTU Taluk, ALAPAKKAM Panchayat, KATTANKOLATHUR Panchayat Union, CHENGALPATTU District.

Particulars	Amount
Cost of the Land	1,34,76,500.00
Fees Paid to DTCP & Local Body	87,286.00
Development Charges	20,00,000.00
Other Expenses	2,50,000.00
Total Cost of the Project	1,58,13,786.00

**Chengalpattu District, Chengalpattu Taluk, Vedhanarayanapuram Village - Mr. N.Saravanan,
Mrs.S.Aananthi and Mr.S.Gokul.**

S No	Survey No	Extent in Cent	Document							Owner / Power Agent	
			No	Date	Type	Land Value	Stamp Paper	Stamp Fees	Regist., Fees		Total Amount
1	13/3.	6.00	2292/2022	10-08-2022	Sale Deed	231150.00	1000.00	144401.00	83020.00	2291184.00	Saravanan, Aananthi and Gokul
2	13/5A	27.00				1040175.00					
3	13/7.	5.00				192625.00					
4	13/9A1	2.50				96313.00					
5	28/4A1	10.00				502500.00					
		50.50				2062763.00	1000.00	144401.00	83020.00	2291184.00	
6	13/6A	16.00	199/2025	27-01-2025	Sale Deed	920000.00	1000.00	163075.00	50450.00	2687025.00	Saravanan
7	13/6B	22.00				1265000.00					
8	13/8.	5.00				287500.00					
		43.00				2472500.00	1000.00	163075.00	50450.00	2687025.00	
Total Extent		93.50	Total Amount			4535263.00	2000.00	307476.00	133470.00	4978209.00	

Chengalpattu District, Chengalpattu Taluk, Vedhanarayanapuram Village - Mr. N.Saravanan, Mrs.S.Aananthi and Mr.S.Gokul.				
S No	Particulars	Extent in Sq.Mt	Rate	Amount
1	Scrutiny Fees	9450.00	1.50	5827.00
2	Disply Board Charges	9450.00	10000.00	10000.00
3	Centage Charges	9450.00	300.00	7500.00
4	Subdivision Charges	9450.00	400.00	10000.00
5	Development Charges	9450.00	4.00	15200.00
DTCP - Total Fees Amount				48527.00
S No	Particulars	Extent in Sq.Mt	Rate	Amount
1	Estimation Fees	9450.00		1259.00
2	Layout Approval Fees	9450.00		34500.00
3	Layout Inspection Fees	9450.00		3000.00
Panchayat - Total Fees Amount				38759.00
Total Fees Amount				87286.00

Extent of Land Details – “SRM CHENGAI CITY PHASE-II”

The Layout “SRM CHENGAI CITY PHASE-II” Comprised in Survey Nos. 13/3, 13/5A, 13/6A, 13/6B, 13/7, 13/8, 13/9A1, 28/4A1 an Extent of 3800 Sq.Mt, DTCP Approval No. L.P./D.T.C.P.(C.D.) No : 94/2025, Dated : 17.04.2025, Situated at VEDHANARAYANAPURAM Village, CHENGALPATTU Taluk, ALAPAKKAM Panchayat, KATTANKOLATHUR Panchayat Union, CHENGALPATTU District.

Particulars	Acre	Square Meter	Square Feet
Total Land Extent [as per DTCP Sketch (or) Document]		3800.00	40903.00
Road Gifted Area [as per DTCP Sketch (or) Gift Deed]		1259.82	13561.00
Public Purpose Gifted Area [(as per DTCP Sketch (or) Gift Deed)]		19.50	210.00
TNEB Gifted Area [as per DTCP Sketch (or) Gift Deed]		16.66	179.00
PARK Gifted Area [as per DTCP Sketch (or) Gift Deed]		0.00	0.00
Balance Plot Area (EWS Not Allotted This Layout)		2504.02	26953.00



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.



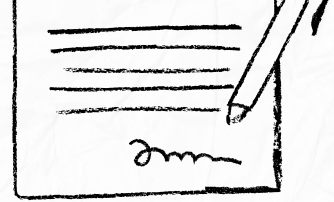
NRI & Investment Services

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



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

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

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate