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™



AREA STATEMENT

THE BANYAN by ANAND DEVELOPERS

Proposed construction of group development with 2 Blocks Block A: Stilt +5 floors with 39 units and Block B Stilt +5 with 50 Units Totally 89 Dwelling units at Plot No.24,25,26,27&28, T.Ponnambalam salai, Aleya Garden, Kolapakkam, in S.no.132/9 of Kolapakkam Village

S.NO	Block	Floor	Flat No.	Type	RERA Carpet Area	Exclusive Balcony	Exclusive Utility	Proportionate Common Area	Total Area	UDS land Area	Car Parking	
					In Sqm	In Sqm	In Sqm	In Sqm	In Sqm	In Sqm	Covered	Open
1	A	1ST	101	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
2	A	1ST	102	3BHK	87.73	3.58		34.41	125.72	42.42	1	
3	A	1ST	103	2BHK	67.75	2.93		26.24	96.92	32.70	1	
4	A	1ST	104	3BHK	89.41	3.25		35.64	128.30	43.29	1	
5	A	1ST	105	3BHK	84.48	3.42		31.39	119.28	40.25	1	
6	A	1ST	106	3BHK	86.99	3.25		38.52	128.76	43.45	1	
7	A	1ST	107	2BHK	68.77	3.76		26.26	98.80	33.34	1	
8	A	1ST	108	3BHK	88.48	2.98	2.87	30.10	124.43	41.99	1	
9	A	2ND	201	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
10	A	2ND	202	3BHK	87.73	3.58		34.41	125.72	42.42	1	
11	A	2ND	203	2BHK	67.75	2.93		26.24	96.92	32.70	1	
12	A	2ND	204	3BHK	89.41	3.25		35.64	128.30	43.29	1	
13	A	2ND	205	3BHK	84.48	3.42		31.39	119.28	40.25	1	
14	A	2ND	206	3BHK	86.99	3.25		38.52	128.76	43.45	1	
15	A	2ND	207	2BHK	68.77	3.76		26.26	98.80	33.34	1	
16	A	2ND	208	3BHK	88.48	2.98	2.87	30.10	124.43	41.99	1	

For ANAND DEVELOPERS

Partner

For ANAND DEVELOPERS

M.V. Jawagar Anand

Partner

GOUTTAMAN A, M.ARCH., LEED Green Associate,
REGISTERED ARCHITECT GRADE - I
CMDA REG NO. RA/Gr.I/19/06/273
COA REG NO.CA/2016/77466
NO.30, 3rd Street, Rajaji Avenue,
Valasaravakkam, Chennai-600087
Ph: 7824889800 / 24863439

17	A	3RD	301	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
18	A	3RD	302	3BHK	87.73	3.58		34.41	125.72	42.42	1	
19	A	3RD	303	2BHK	67.75	2.93		26.24	96.92	32.70	1	
20	A	3RD	304	3BHK	89.41	3.25		35.64	128.30	43.29	1	
21	A	3RD	305	3BHK	84.48	3.42		31.39	119.28	40.25	1	
22	A	3RD	306	3BHK	86.99	3.25		38.52	128.76	43.45	1	
23	A	3RD	307	2BHK	68.77	3.76		26.26	98.80	33.34	1	
24	A	3RD	308	3BHK	88.48	2.98	2.87	30.10	124.43	41.99	1	
25	A	4TH	401	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
26	A	4TH	402	3BHK	87.73	3.58		34.41	125.72	42.42	1	
27	A	4TH	403	2BHK	67.75	2.93		26.24	96.92	32.70	1	
28	A	4TH	404	3BHK	89.41	3.25		35.64	128.30	43.29	1	
29	A	4TH	405	3BHK	84.48	3.42		31.39	119.28	40.25	1	
30	A	4TH	406	3BHK	86.99	3.25		38.52	128.76	43.45	1	
31	A	4TH	407	2BHK	68.77	3.76		26.26	98.80	33.34	1	
32	A	4TH	408	3BHK	88.48	2.98	2.87	30.10	124.43	41.99	1	
33	A	5TH	501	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
34	A	5TH	502	3BHK	87.73	3.58		34.41	125.72	42.42	1	
35	A	5TH	503	2BHK	67.75	2.93		26.24	96.92	32.70	1	
36	A	5TH	504	3BHK	89.41	3.25		35.64	128.30	43.29	1	
37	A	5TH	505	3BHK	84.48	3.42		31.39	119.28	40.25	1	
38	A	5TH	507	2BHK	68.77	3.76		26.26	98.80	33.34	1	
39	A	5TH	508	3BHK	88.48	2.98	2.87	30.10	124.43	41.99	1	
40	B	1ST	101	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
41	B	1ST	102	3BHK	87.73	3.58		34.88	126.19	42.58	1	

For ANAND DEVELOPERS

Partner

For ANAND DEVELOPERS

Partner

GOUTTAMAN A, M.ARCH., LEED Green Associate,
REGISTERED ARCHITECT GRADE - I
CMDA REG NO. RA/Gr.I/19/06/273
COA REG NO.CA/2016/77466
NO.30, 3rd Street, Rajaji Avenue,
Valasaravakkam, Chennai-600087
Ph: 7824889800 / 24863439

42	B	1ST	103	3BHK	87.92	3.25		35.72	126.89	42.82	1	
43	B	1ST	104	3BHK	87.92	3.25		35.25	126.42	42.66	1	
44	B	1ST	105	2BHK	64.87	2.93		25.03	92.83	31.32	1	
45	B	1ST	106	2BHK	58.74	3.25		23.93	85.92	28.99	1	
46	B	1ST	107	2BHK	69.80	2.71		27.12	99.62	33.61	1	
47	B	1ST	108	2BHK	66.08	3.21		25.89	95.17	32.11	1	
48	B	1ST	109	3BHK	89.41	4.18		32.60	126.19	42.58	1	
49	B	1ST	110	3BHK	87.83	2.98	3.03	32.58	126.42	42.66	1	
50	B	2ND	201	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
51	B	2ND	202	3BHK	87.73	3.58		34.88	126.19	42.58	1	
52	B	2ND	203	3BHK	87.92	3.25		35.72	126.89	42.82	1	
53	B	2ND	204	3BHK	87.92	3.25		35.25	126.42	42.66	1	
54	B	2ND	205	2BHK	64.87	2.93		25.03	92.83	31.32	1	
55	B	2ND	206	2BHK	58.74	3.25		23.93	85.92	28.99	1	
56	B	2ND	207	2BHK	69.80	2.71		27.12	99.62	33.61	1	
57	B	2ND	208	2BHK	66.08	3.21		25.89	95.17	32.11	1	
58	B	2ND	209	3BHK	89.41	4.18		32.60	126.19	42.58	1	
59	B	2ND	210	3BHK	87.83	2.98	3.03	32.58	126.42	42.66	1	
60	B	3RD	301	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
61	B	3RD	302	3BHK	87.73	3.58		34.88	126.19	42.58	1	
62	B	3RD	303	3BHK	87.92	3.25		35.72	126.89	42.82	1	
63	B	3RD	304	3BHK	87.92	3.25		35.25	126.42	42.66	1	
64	B	3RD	305	2BHK	64.87	2.93		25.03	92.83	31.32		1
65	B	3RD	306	2BHK	58.74	3.25		23.93	85.92	28.99	1	
66	B	3RD	307	2BHK	69.80	2.71		27.12	99.62	33.61	1	

For ANAND DEVELOPERS

Partner

For ANAND DEVELOPERS

Partner

GOUTTAMAN A, M.ARCH., LEED Green Associate,
REGISTERED ARCHITECT GRADE - I
CMDA REG NO. RA/Gr.I/19/06/273
COA REG NO.CA/2016/77466
NO.30, 3rd Street, Rajaji Avenue,
Valasaravakkam, Chennai-600087
Ph: 7824889800 / 24863439

67	B	3RD	308	2BHK	66.08	3.21		25.89	95.17	32.11	1	
68	B	3RD	309	3BHK	89.41	4.18		32.60	126.19	42.58	1	
69	B	3RD	310	3BHK	87.83	2.98	3.03	32.58	126.42	42.66	1	
70	B	4TH	401	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
71	B	4TH	402	3BHK	87.73	3.58		34.88	126.19	42.58	1	
72	B	4TH	403	3BHK	87.92	3.25		35.72	126.89	42.82	1	
73	B	4TH	404	3BHK	87.92	3.25		35.25	126.42	42.66	1	
74	B	4TH	405	2BHK	64.87	2.93		25.03	92.83	31.32		1
75	B	4TH	406	2BHK	58.74	3.25		23.93	85.92	28.99	1	
76	B	4TH	407	2BHK	69.80	2.71		27.12	99.62	33.61	1	
77	B	4TH	408	2BHK	66.08	3.21		25.89	95.17	32.11	1	
78	B	4TH	409	3BHK	89.41	4.18		32.60	126.19	42.58	1	
79	B	4TH	410	3BHK	87.83	2.98	3.03	32.58	126.42	42.66	1	
80	B	5TH	501	3BHK	83.27	2.93	3.07	32.12	121.39	40.96	1	
81	B	5TH	502	3BHK	87.73	3.58		34.88	126.19	42.58	1	
82	B	5TH	503	3BHK	87.92	3.25		35.72	126.89	42.82	1	
83	B	5TH	504	3BHK	87.92	3.25		35.25	126.42	42.66	1	
84	B	5TH	505	2BHK	64.87	2.93		25.03	92.83	31.32	1	
85	B	5TH	506	2BHK	58.74	3.25		23.93	85.92	28.99	1	
86	B	5TH	507	2BHK	69.80	2.71		27.12	99.62	33.61	1	
87	B	5TH	508	2BHK	66.08	3.21		25.89	95.17	32.11	1	
88	B	5TH	509	3BHK	89.41	4.18		32.60	126.19	42.58	1	
89	B	5TH	510	3BHK	87.83	2.98	3.03	32.58	126.42	42.66	1	
VISITOR PARKING												1
TOTAL									**10224.44**	**3450.00**	**87**	**3**

For ANAND DEVELOPERS

Partner

For ANAND DEVELOPERS

Partner

GOUTTAMAN A, M.ARCH., LEED Green Associate,
REGISTERED ARCHITECT GRADE - I
CMDA REG NO. RA/Gr.I/19/06/273
COA REG NO.CA/2016/77466
NO.30, 3rd Street, Rajaji Avenue,
Valasaravakkam, Chennai-600087
Ph: 7824889800 / 24863439



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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate