

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

www.verified.realestate

Official Property Record



RERA STATEMENT FOR A BASEMENT (Mechanized Pit Parking)+GROUND FLOOR (part)+ 2 floors (part) FRONT PART OF BUILDING SHOP AND STILT FLOOR (part) + 3 FLOORS (part) REAR PART OF BUILDING OFFICE COMMERCIAL BUILDING (Height-14.0m) AVAILING PERMIUM FSI AT PLOT NO.12,NEW DOOR NO.157, NORTH USMAN ROAD, T.NAGAR, CHENNAI - 600 017 COMPOSED IN T.S.No. 5238,BLOCK NO.119 OF T.NAGAR VILLAGE WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION

PLOT EXTENT												(As Per Document)		891.86		Sq.m	
S.No.	Floor	Block	Shop No.	Type	RERA Carpet Area (Sq.m)	Exclusive Balcony (Sq.m)	Exclusive Verandha/ Utility/Service/ Open Terrace (Sq.m)	Proportionate Common Area (Sq.m)	Total Area (Sq.m)	UDS Land Area (Sq.m)	Car Parking (Nos.)						
											Covered	Open					
1	Ground floor	Front		SHOP	1158.57	-	-	423	1581.43	611.60	15						
	First floor	Front															
	Second floor	Front															
						-											
2	First Floor	Rear		OFFICE-1	8.77	-	-	13.27	22.04	8.52	1						
3	First Floor	Rear		OFFICE-2	10.03	-	-	8.70	18.73	7.24							
4	First Floor	Rear		OFFICE-3	12.50	-	-	14.17	26.67	10.31	1						
5	First Floor	Rear		OFFICE-4	13.45	-	-	13.33	26.78	10.36							
6	First Floor	Rear		OFFICE-5	13.46	-	-	13.32	26.78	10.36	1						
7	First Floor	Rear		OFFICE-6	13.49	-	-	13.29	26.78	10.36							
8	First Floor	Rear		OFFICE-7	13.49	-	-	13.29	26.78	10.36	1						
9	First Floor	Rear		STORE	4.03	-		6.04	10.07	3.89							
10	Second floor	Rear		OFFICE-1	13.37	-	-	14.12	27.49	10.63	1						
11	Second floor	Rear		OFFICE-2	14.77	-	-	12.78	27.55	10.65							
12	Second floor	Rear		OFFICE-3	14.70	-	-	13.68	28.38	10.98	1						
13	Second floor	Rear		OFFICE-4	12.50	-	-	11.78	24.28	9.39							
14	Second floor	Rear		OFFICE-5	13.45	-	-	10.93	24.38	9.43	1						
15	Second floor	Rear		OFFICE-6	13.46	-	-	10.92	24.38	9.43							
16	Second floor	Rear		OFFICE-7	13.49	-	-	10.89	24.38	9.43	1						
17	Second floor	Rear		OFFICE-8	13.49	-	-	10.89	24.38	9.43							
18	Third floor	Rear		OFFICE	158.42		-	176.41	334.83	129.49	3						
	TOTAL AREA				1515.44			790.81	2306.11	891.86	26						
	VISITORS PARKING											1					
	TOTAL CAR PARKING										27						
	TWO WHEELER										34	8					
	TOTAL TWO WHEELER										42						

M MEYAPPAN, A.I.A.,
COUNCIL OF ARCH REG. No. CA/2019/117339
CHENNAI CORPN. REG. No. RA002782021
GHETTINAD DESIGN

M. Meyyappan
M MEYAPPAN, A.I.T.A.,
 COUNCIL OF ARCH REG. NO. CA/2019/117339
 CHENNAI CORPN. REG. NO. RA002782021
 CHETTIHAR DESIGN
 "MEENU" Door No. 24, Cenotaph 2nd Lane,
 Teynampet, Chennai - 600 018.

Cap *latha*

Our services go beyond



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.

Smarter Tools, Stronger Decisions



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 RealEstateTM

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