Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Carpet Area Statement **Date : 08.6.2026**

Site Address : Proposed construction of group housing development with 2 blocks: Block A:Stilt Floor part/ Ground Floor part + 1st Floor + 2nd Floor + 3rd floor part to 5th floor part residential building with 50 Dwelling units (Kids play area at GF, Yoga, Meditation & Indoor Games at 1st Floor, Gym, Association room and Creche at 2nd Floor with Height – 18.30m) and Block B: Stilt Floor + 4 floors + 5th floor part Residential building with 60 Dwelling Units (Height- 18.30m) totally 110 Dwelling units with affordable housing @ 9.0m wide Approved Layout Road & 7.20m wide Approved Layout Road, Mangadu, Chennai comprised in S.No.482/6A2, 482/7A4A2 & 482/7B2 of Mangadu-B Village,Kunrathur Taluk within the limits of Mangadu Municipality

Sl.No.	Block		Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility / Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	A	1st	3 BHK	A1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
2	A	1st	3 BHK	B1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
3	A	1st	3 BHK	C1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
4	A	1st	3 BHK	D1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
5	A	1st	3 BHK	E1	77.11	3.16		10.96	91.23	23.04	114.27	46.72	1	
6	A	1st	3 BHK	F1	75.34	5.29		10.23	90.86	22.95	113.81	46.54	1	
7	A	1st	3 BHK	G1	75.90	4.92		9.48	90.30	22.85	113.15	46.27	1	
8	A	1st	2 BHK	H1	59.27	5.67		7.8	72.74	18.39	91.13	37.24		
9	A	1st	3 BHK	J1	75.62	6.04		9.66	91.32	23.13	114.45	46.73	1	
10	A	1st	3 BHK	K1	74.88	6.04		9.47	90.39	22.85	113.24	46.27	1	
11	A	2nd	3 BHK	A2	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
12	A	2nd	3 BHK	B2	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
13	A	2nd	3 BHK	C2	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
14	A	2nd	3 BHK	D2	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
15	A	2nd	3 BHK	E2	77.11	3.16		10.96	91.23	23.04	114.27	46.72	1	
16	A	2nd	3 BHK	F2	75.34	5.29		10.23	90.86	22.95	113.81	46.54	1	
17	A	2nd	3 BHK	G2	75.90	4.92		9.48	90.30	22.85	113.15	46.27	1	
18	A	2nd	2 BHK	H2	59.27	5.67		7.8	72.74	18.39	91.13	37.24		
19	A	2nd	3 BHK	J2	75.62	6.04		9.66	91.32	23.13	114.45	46.73	1	
20	A	2nd	3 BHK	K2	74.88	6.04		9.47	90.39	22.85	113.24	46.27	1	
21	A	3rd	3 BHK	A3	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
22	A	3rd	3 BHK	B3	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
23	A	3rd	3 BHK	C3	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
24	A	3rd	3 BHK	D3	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
25	A	3rd	3 BHK	E3	77.11	3.16		10.96	91.23	23.04	114.27	46.72	1	
26	A	3rd	3 BHK	F3	75.34	5.29		10.23	90.86	22.95	113.81	46.54	1	
27	A	3rd	3 BHK	G3	75.90	4.92		9.48	90.30	22.85	113.15	46.27	1	
28	A	3rd	2 BHK	H3	59.27	5.67		7.8	72.74	18.39	91.13	37.24		
29	A	3rd	3 BHK	J3	75.62	6.04		9.66	91.32	23.13	114.45	46.73	1	
30	A	3rd	3 BHK	K3	74.88	6.04		9.47	90.39	22.85	113.24	46.27	1	
31	A	4th	3 BHK	A4	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
32	A	4th	3 BHK	B4	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
33	A	4th	3 BHK	C4	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
34	A	4th	3 BHK	D4	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
35	A	4th	3 BHK	E4	77.11	3.16		10.96	91.23	23.04	114.27	46.72	1	
36	A	4th	3 BHK	F4	75.34	5.29		10.23	90.86	22.95	113.81	46.54	1	
37	A	4th	3 BHK	G4	75.90	4.92		9.48	90.30	22.85	113.15	46.27	1	
38	A	4th	2 BHK	H4	59.27	5.67		7.8	72.74	18.39	91.13	37.24		
39	A	4th	3 BHK	J4	75.62	6.04		9.66	91.32	23.13	114.45	46.73	1	
40	A	4th	3 BHK	K4	74.88	6.04		9.47	90.39	22.85	113.24	46.27	1	
41	A	5th	3 BHK	A5	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
42	A	5th	2 BHK	B5	65.5	5.02		8.17	78.69	19.88	98.57	40.41		
43	A	5th	3 BHK	C5	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
44	A	5th	3 BHK	D5	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
45	A	5th	3 BHK	E5	77.11	3.16		10.96	91.23	23.04	114.27	46.73	1	
46	A	5th	2 BHK	F5	65.03	5.29		10.23	80.55	20.34	100.89	41.25		1
47	A	5th	2 BHK	G5	65.50	4.92		6.32	76.74	22.85	99.59	39.39		
48	A	5th	2 BHK	H5	59.27	5.67		7.8	72.74	18.39	91.13	37.25		
49	A	5th	2 BHK	J5	65.22	6.04		8.36	79.62	20.16	99.78	40.78		
50	A	5th	2 BHK	K5	64.47	6.04		8.08	78.59	19.88	98.47	40.22		
					3654.97	256		468.54	4379.51	1111.53	5491.04	2244.24	40	1

R. Chandrasekaran

R.CHANDRASEKARAN, B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
SE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114,
9444992018, Email: grcsekaran58@gmail.com

For AAALAM PROMOTERS PVT. LTD.

Managing Director

Carpet Area Statement **Date : 8.6.2026**

Site Address : Proposed construction of group housing development with 2 blocks: Block A:Stilt Floor part/ Ground Floor part + 1st Floor + 2nd Floor + 3rd floor part to 5th floor part residential building with 50 Dwelling units (Kids play area at GF, Yoga, Meditation & Indoor Games at 1st Floor, Gym, Association room and Creche at 2nd Floor with Height – 18.30m) and Block B: Stilt Floor + 4 floors + 5th floor part Residential building with 60 Dwelling Units (Height- 18.30m) totally 110 Dwelling units with affordable housing @ 9.0m wide Approved Layout Road & 7.20m wide Approved Layout Road, Mangadu, Chennai comprised in S.No.482/6A2, 482/7A4A2 & 482/7B2 of Mangadu-B Village,Kunrathur Taluk within the limits of Mangadu Municipality

Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility / Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Car Parking (Nos.)	
													Covered	Open
1	B	1st	3 BHK	A1	75.99	4.92		9.39	90.30	22.85	113.15	46.27	1	
2	B	1st	2 BHK	B1	56.95	5.76		7.15	69.86	17.65	87.51	35.74		
3	B	1st	3 BHK	C1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
4	B	1st	3 BHK	D1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
5	B	1st	3 BHK	E1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
6	B	1st	3 BHK	F1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
7	B	1st	3 BHK	G1	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
8	B	1st	3 BHK	H1	74.88	6.04		9.48	90.4	22.85	113.25	46.27		1
9	B	1st	3 BHK	J1	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
10	B	1st	3 BHK	K1	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
11	B	1st	2 BHK	L1	63.73			7.22	70.95	18.11	89.06	36.59		
12	B	1st	3 BHK	M1	75.90	4.95		9.36	90.21	22.85	113.06	46.26	1	
13	B	2nd	3 BHK	A2	75.99	4.92		9.39	90.30	22.85	113.15	46.27	1	
14	B	2nd	2 BHK	B2	56.95	5.76		7.15	69.86	17.65	87.51	35.74		
15	B	2nd	3 BHK	C2	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
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22	B	2nd	3 BHK	K2	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
23	B	2nd	2 BHK	L2	63.73			7.22	70.95	18.11	89.06	36.59		
24	B	2nd	3 BHK	M2	75.90	4.95		9.36	90.21	22.85	113.06	46.26	1	
25	B	3rd	3 BHK	A3	75.99	4.92		9.39	90.30	22.85	113.15	46.27	1	
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34	B	3rd	3 BHK	K3	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
35	B	3rd	2 BHK	L3	63.73			7.22	70.95	18.11	89.06	36.59		
36	B	3rd	3 BHK	M3	75.90	4.95		9.36	90.21	22.85	113.06	46.26	1	
37	B	4th	3 BHK	A4	75.99	4.92		9.39	90.30	22.85	113.15	46.27	1	
38	B	4th	2 BHK	B4	56.95	5.76		7.15	69.86	17.65	87.51	35.74		
39	B	4th	3 BHK	C4	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
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44	B	4th	3 BHK	H4	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
45	B	4th	3 BHK	J4	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
46	B	4th	3 BHK	K4	74.88	6.04		9.48	90.4	22.85	113.25	46.27	1	
47	B	4th	2 BHK	L4	63.73			7.22	70.95	18.11	89.06	36.59		
48	B	4th	3 BHK	M4	75.90	4.95		9.36	90.21	22.85	113.06	46.26	1	
49	B	5th	3 BHK	A5	75.99	4.92		9.39	90.30	22.85	113.15	46.27	1	
50	B	5th	2 BHK	B5	56.95	5.76		7.15	69.86	17.65	87.51	35.86		
51	B	5th	3 BHK	C5	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
52	B	5th	2 BHK	D5	65.50	5.02		8.17	78.69	19.88	98.57	40.32		1
53	B	5th	3 BHK	E5	75.81	5.02		9.38	90.21	22.85	113.06	46.27	1	
54	B	5th	2 BHK	F5	65.50	5.02		8.17	78.69	19.88	98.57	40.32		1
55	B	5th	2 BHK	G5	65.50	5.02		8.17	78.69	19.88	98.57	40.32		1
56	B	5th	2 BHK	H5	64.48	6.04		8.17	78.69	19.88	98.57	40.32		1
57	B	5th	2 BHK	J5	64.48	6.04		8.17	78.69	19.88	98.57	40.32		1
58	B	5th	2 BHK	K5	64.48	6.04		8.17	78.69	19.88	98.57	40.32		1
59	B	5th	2 BHK	L5	63.73			7.22	70.95	18.11	89.06	36.60		1
60	B	5th	2 BHK	M5	65.22	4.95		9.36	79.53	22.85	102.38	40.76		1
TOTAL					4232.5	289.33		525.35	5047.18	1250.63	6327.81	2634.03	42	9
									Total (Block - A+ B)			4878.27		
									Link Road Area			182.73		
									Grand Total			5061.00		
									UTS CALCULATION AREA			4878.27		

Covered Parking - A block	42	10
Open Parking - A block		
Handicaped Car Parking - A block	6	
Visitors Car Parking - A block		
Covered Parking - B block	40	
Open Parking - B block		
Visitors Car Parking - B block	11	
Handicaped Car Parking - B block	4	
Total car parking (A+ B)	103	10
Grand Total car parking	113	

Note:
1. Carpet Area statement with total UDS for the least extent.
2. If any land reserved for future development, an abstract to be shown in the carpet area statement mentioning the UDS for the approved blocks and UDS for the future development.
3. Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
4. If one car parking is required for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted.
5. Promoter to clearly mention cover, open and visitor carparking.
6. Car parking allotted to individual apartment to be shown in the carpet area statement.

For AALAM PROMOTERS PVT. LTD.

Managing Director

R.CHANDRASEKARAN, B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
SE/GR-I /19/02/2005 & SE/GR-II/19/03/2019
F1, Lotus Flats, 12, Kuppusamy Street,
Pallavanthangal, Chennai-600114.
9444992018, Email: grcsekaran59@yahoo.com

Abstract Area Statement																
Date : 8.6.2026																
Site Address : Proposed construction of group housing development with 2 blocks: Block A:Stilt Floor part/ Ground Floor part + 1st Floor + 2nd Floor + 3rd floor part to 5th floor part residential building with 50 Dwelling units (Kids play area at GF, Yoga, Meditation & Indoor Games at 1st Floor, Gym, Association room and Creche at 2nd Floor with Height – 18.30m) and Block B: Stilt Floor + 4 floors + 5th floor part Residential building with 60 Dwelling Units (Height- 18.30m) totally 110 Dwelling units with affordable housing @ 9.0m wide Approved Layout Road & 7.20m wide Approved Layout Road, Mangadu, Chennai comprised in S.No.482/6A2, 482/7A4A2 & 482/7B2 of Mangadu-B Village,Kunrathur Taluk within the limits of Mangadu Municipality															
Sl.No.	Block	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act) (sq.m)	(b) Exclusive Balcony (sq.m)	(c) Exclusive Verandah/Utility / Service/ Open Terrace (sq.m)	(d) Area of External walls (sq.m)	e = (a + b + c+ d) Floor area of the apartment (sq.m)	(f) Proportionate Common Area (sq.m)	g = (e + f) Gross Area of the apartment (sq.m)	(h) UDS land Area (sq.m)	(i) Covered	(i) Open CAR	HCP	VCP
1	Block.A	1st - 5th floor			3654.970	256.000		468.54	4379.51	1111.53	5491.04	2244.24	42	1	6	
2	Block.B	1st- 5th floor			4232.500	289.330		525.35	5047.18	1280.63	6327.81	2634.03	40	9	4	11
													82	10	10	11
					7887.47	545.33		993.89	9426.69	2392.16	11818.85	4878.27	113			
											Total (Block - A+ B		4878.27			
											Link Road Area		182.73			
											Grand Total		5061.00			
											UTS CALCULATION AREA		4878.27			

R. Chandrasekaran

R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
(E)GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114,
9444992018, Email: grcsekaran58@gmail.com

For AAALAM PROMOTERS PVT. LTD.

Managing Director

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.