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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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Project Name – Amara Alaaya Koyambedu Chennai.

CARPET AREA STATEMENT

DATE 30-01-2026

SITE ADDRESS

Extended Double Basement floor + Stilt floor part/Ground floor part + 1st floor (Gym, Aerobics, Pre Function & Banquet Hall, Children's Play Area, & Indoor games, Home Theatre) 2nd floor + 23rd floor (6du in each floor) + 24th floor (4 du) totally 136 Dwelling units with swimming pool at terrace floor Residential building availing premium FSI with TOD benefit.Poonamallee High Road, Koyambedu, Chennai 600107, Comprised in S.No.169/1, 2, 3 & 4, As per patta T.S. No. 4/3 & 5, Block No. 37 of Koyambedu village, Aminjikarai Taluk, Within the limits of Greater Chennai Corporation

Sl.No.	Floor	Type	Apartment No.	(a) Carpet Area (as per Sec 2(k) of the RERA Act)	(b) Exclusive Balcony	(c) Exclusive Verandah/Utility / Service/ Open Terrace	(d) Area of External walls	e = (a + b + c + d) Floor area of the apartment	(f) Proportionate Common Area	g = (e + f) Gross Area of the Apartment	(h) UDS land Area	(i) Car Parking (Nos.)	
				(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	(sq.m)	Covered	Open
1	2nd floor	4BHK	2A	189.97	15.05	14.96	16.02	236.00	72.84	308.84	49.18	2	0
2		3BHK	2B	125.32	7.44	10.87	11.44	155.07	47.86	202.93	32.32	1	0
3		3BHK	2C	124.22	7.48	11.75	11.48	154.93	47.82	202.75	32.29	1	0
4		4BHK	2D	190.40	15.81	13.75	16.36	236.32	72.94	309.26	49.25	2	1
5		3BHK	2E	119.96	7.43	9.97	10.69	148.05	45.69	193.74	30.85	1	0
6		3BHK	2F	119.96	7.43	9.43	10.69	147.51	45.53	193.04	30.74	1	0
7	3rd floor	4BHK	3A	189.97	15.05	14.96	16.02	236.00	72.84	308.84	49.18	2	0
8		3BHK	3B	125.32	7.44	10.87	11.44	155.07	47.86	202.93	32.32	1	0
9		3BHK	3C	124.22	7.48	11.75	11.48	154.93	47.82	202.75	32.29	1	0
10		4BHK	3D	190.40	13.72	13.64	16.36	234.12	72.26	306.38	48.79	1	1
11		3BHK	3E	119.96	7.43	9.97	10.69	148.05	45.69	193.74	30.85	1	0
12		3BHK	3F	119.96	7.43	9.43	10.69	147.51	45.53	193.04	30.74	1	0
13	4th floor	4BHK	4A	189.97	15.05	14.96	16.02	236.00	72.84	308.84	49.18	2	0
14		3BHK	4B	125.32	7.44	10.87	11.44	155.07	47.86	202.93	32.32	1	0
15		3BHK	4C	124.22	7.48	11.75	11.48	154.93	47.82	202.75	32.29	1	0
16		4BHK	4D	190.40	15.81	13.75	16.36	236.32	72.94	309.26	49.25	2	1
17		3BHK	4E	119.96	7.43	9.97	10.69	148.05	45.69	193.74	30.85	1	0
18		3BHK	4F	119.96	7.43	9.43	10.69	147.51	45.53	193.04	30.74	1	0
19	5th floor	4BHK	5A	189.97	15.05	14.96	16.02	236.00	72.84	308.84	49.18	2	0
20		3BHK	5B	125.32	7.44	10.87	11.44	155.07	47.86	202.93	32.32	1	0
21		3BHK	5C	124.22	7.48	11.75	11.48	154.93	47.82	202.75	32.29	1	0
22		4BHK	5D	190.40	13.72	13.64	16.36	234.12	72.26	306.38	48.79	1	1
23		3BHK	5E	119.96	7.43	9.97	10.69	148.05	45.69	193.74	30.85	1	0
24		3BHK	5F	119.96	7.43	9.43	10.69	147.51	45.53	193.04	30.74	1	0
25	6th floor	4BHK	6A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	2	0
26		3BHK	6B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	1	0
27		3BHK	6C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	1	0
28		4BHK	6D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
29		3BHK	6E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	1	0
30		3BHK	6F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	1	0
31	7th floor	4BHK	7A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	2	0
32		3BHK	7B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	1	0
33		3BHK	7C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	1	0
34		4BHK	7D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
35		3BHK	7E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	1	0
36		3BHK	7F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	1	0
37	8th floor	4BHK	8A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	2	0
38		3BHK	8B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	1	0
39		3BHK	8C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	1	0
40		4BHK	8D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
41		3BHK	8E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	1	0
42		3BHK	8F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	1	0
43	9th floor	4BHK	9A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	2	0
44		3BHK	9B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	1	0
45		3BHK	9C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	1	0
46		4BHK	9D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
47		3BHK	9E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
48		3BHK	9F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
49	10th floor	4BHK	10A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	2	0
50		3BHK	10B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
51		3BHK	10C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
52		4BHK	10D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
53		3BHK	10E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
54		3BHK	10F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
55	11th floor	4BHK	11A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	2	0
56		3BHK	11B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
57		3BHK	11C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
58		4BHK	11D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
59		3BHK	11E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
60		3BHK	11F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
61	12th floor	4BHK	12A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	2	0
62		3BHK	12B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
63		3BHK	12C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
64		4BHK	12D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
65		3BHK	12E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
66		3BHK	12F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
67	13th floor	4BHK	13A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	1	1
68		3BHK	13B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
69		3BHK	13C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
70		4BHK	13D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
71		3BHK	13E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
72		3BHK	13F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0

SUNHERA REALTY PRIVATE LIMITED
Acropolis Building
Ground Floor,
No. 148,
Dr. Radhakrishnan Rd,
Mylapore,
Chennai-4.

For SUNHERA REALTY PRIVATE LIMITED
D. Vidya Sagar Reddy
Authorised Signatory

Dhinesh T Architect
CA/2009/43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

73	14th floor	4BHK	14A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	1	1
74		3BHK	14B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
75		3BHK	14C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
76		4BHK	14D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
77		3BHK	14E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
78		3BHK	14F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
79	15th floor	4BHK	15A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	1	1
80		3BHK	15B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
81		3BHK	15C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
82		4BHK	15D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
83		3BHK	15E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
84		3BHK	15F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
85	16th floor	4BHK	16A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	1	1
86		3BHK	16B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
87		3BHK	16C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
88		4BHK	16D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
89		3BHK	16E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
90		3BHK	16F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
91	17th floor	4BHK	17A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	1	1
92		3BHK	17B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
93		3BHK	17C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
94		4BHK	17D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
95		3BHK	17E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
96		3BHK	17F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
97	18th floor	4BHK	18A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	1	1
98		3BHK	18B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
99		3BHK	18C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
100		4BHK	18D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
101		3BHK	18E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
102		3BHK	18F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
103	19th floor	4BHK	19A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	1	1
104		3BHK	19B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
105		3BHK	19C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
106		4BHK	19D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	2	1
107		3BHK	19E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
108		3BHK	19F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
109	20th floor	4BHK	20A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	1	1
110		3BHK	20B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
111		3BHK	20C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
112		4BHK	20D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
113		3BHK	20E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
114		3BHK	20F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
115	21st floor	4BHK	21A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	1	1
116		3BHK	21B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
117		3BHK	21C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
118		4BHK	21D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	1	1
119		3BHK	21E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
120		3BHK	21F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
121	22nd floor	4BHK	22A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	1	1
122		3BHK	22B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
123		3BHK	22C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
124		4BHK	22D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
125		3BHK	22E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	1	0
126		3BHK	22F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
127	23rd floor	4BHK	23A	191.57	14.99	15.15	14.29	236.00	72.84	308.84	49.18	1	1
128		3BHK	23B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
129		3BHK	23C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
130		4BHK	23D	192.14	13.73	13.74	14.51	234.12	72.26	306.38	48.79	2	1
131		3BHK	23E	120.96	7.48	9.97	9.64	148.05	45.69	193.74	30.85	2	0
132		3BHK	23F	120.96	7.48	9.49	9.58	147.51	45.53	193.04	30.74	2	0
133	24th Floor	4BHK	24A	191.57	14.99	15.18	14.26	236.00	72.84	308.84	49.18	1	1
134		3BHK	24B	126.75	7.48	10.45	10.39	155.07	47.86	202.93	32.32	2	0
135		3BHK	24C	125.86	7.48	11.36	10.23	154.93	47.82	202.75	32.29	2	0
136		4BHK	24D	192.14	15.82	13.86	14.50	236.32	72.94	309.26	49.25	2	1
Total				**19923.96**	**1358.48**	**1597.78**	**1591.26**	**24471.48**	**7552.94**	**32024.42**	**5100.12**	**220**	**35**

Visitors Car Parking	0	20
Total	**275**	

landarea 5100.12

ABSRACT OF SITE EXTENT

Site Extent as per Document =	6481.87 sq.m
Land Acquired by Highways =	551.20 sq.m
Net Documents Extent =	5930.67 sq.m
Site Extent as per TSLR =	5846.00 sq.m
Least site extent =	5846.00 sq.m
Land Acquired by Highways =	173.00 sq.m
OSR Area =	572.12 sq.m
Net Site extent/Total UDS to be conveyed=	5100.88 sq.m

SUNHERA REALTY PRIVATE LIMITED
Acropolis Building Ground Floor, No. 148, Dr. Radhakrishnan Rd, Mylapore, Chennai-4.

For SUNHERA REALTY PRIVATE LIMITED
D. Vidya Sagar Reddy
Authorised Signatory

Note :

- Carpet Area statement with total UDS for the least extent.
- 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
- Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019.
- 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.
- Promoter to clearly mention cover, open and visitor carparking.
- Car parking allotted to individual apartment to be shown in the carpet area statement.

Signature :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar, Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

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

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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.