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DIGITALLY VERIFIED RECORD

M/s. ARA Constructions, Kolapakkam - Stilt Plus Five Floors with 55 Dwelling units

Site Address : Proposed construction of Residential building consisting of 2 Blocks, Block A - Stilt Floor + 5 Floors with 25 Dwelling units, and Block B - Stilt Floor + 5 Floors with 30 Dwelling units totally 55 dwelling units with availing premium FSI at Ponr ambalam Salai, Kulapakkam, Chennai comprised in S.No.116/2 of Kulapakkam village with in the limits of Kundrathur Panchayat union Chennai District.

CARPET AREA STATEMENT - Date: 16.05.2026

Sl.No.	Block	FlOOr	Type	ApartmentNo.	(a)RERA CarpetArea (Sec 2(k)) (sq.m)	‹btExclusiveBalco ny (sq.m)	( ) Exclusive Veranda h/Utility/Service/ Open Terrace (sq.m)	(d) Area of External Walls (sq. m) _m)	(e= a+b+c+d) FloorArea of the Apartment (sq.	(f)ProportionateC ommonArea(sq. m)	(g=e+f)Gross Area of theapartment (Sq.m)	(h)UDS landarea(sq.m)	CarParking(Nos.) Covered	Open
1	A	FirstFloor	3BHK	IA	93.66	5.12	0	9.98	108.76	18.62	127.38	47.76	1	
2	A	FirstFloor	2.5BHK	IB	8L88	4.58	0	9.19	95.65	16.38	112.03	42	1	
3	A	FirstFloor	2.5BHK	1C	80.37	4.58	0	8.67	93.62	16.04	109.66	41.11	1	
4	A	FirstFloor	2.5BHK	1Ø	81.88	4.58	0	8.85	95.31	16. 32	111.63	41.85	1	
S	A	FirstFloor	3BHK	1E	93.66	5.12	0	10.3 1	109.09	18.68	127.77	47.91	1	
1	A	SecondFloor	3BHK	2A	93.66	5.12	0	9.98	108.76	18.62	127.38	47.76	1	
2	A	SecondFloor	2.5BHK	2B	81.88	4.58	0	9.19	95.65	16. 38	112.03	42	1	
3	A	SecondFloor	2.5BHK	2C	80.37	4.58	0	8.67	93.62	16.04	109.66	41.11	1	
4	A	SecondFloor	2.5BHK	20	81.88	4.58	0	8.85	95.31	16. 32	111.63	41.85	1	
5	A	SecondFloor	3BHK	2E	93.66	S. 12	0	10.31	109.09	18.68	127.77	47.91	1	
1	A	ThirdFloor	3BHK	3A	93.66	5.12	0	9.98	108.76	18.62	127.38	47.76	1	
2	A	ThirdFloor	2.5BHK	3B	81.88	4.58	0	9.19	95.65	16.38	112.03	42	1	
3	A	ThirdFloor	2.5BHK	3C	80.37	4.58	0	8.67	93.62	16.04	109.66	41.11	1	
4	A	ThirdFloor	2.5BHK	3D	81.88	4.58	0	8.85	95.31	16.32	111.63	41.85	1	
S	A	ThirdFloor	3BHK	3E	93.66	5.12	0	10.31	109.09	18.68	127.77	47.91	1	
1	A	FourthFloor	3BHK	4A	93.66	5.12	0	9.98	108.76	18.62	127.38	47.76	1	
2	A	FourthFloor	2.5BHK	4B	81.88	4.58	0	9.19	95.65	16.38	112.03	42	1	
3	A	FourthFloor	2.5BHK	4C	80.37	4.58	0	8.67	93.62	16.04	109.66	41.11	1	
4	A	FourthFloor	2.5BHK	4D	81.88	4.58	0	8.85	95.31	16.32	111.63	41.85	1	
5	A	FourthFloor	3BHK	4E	93.66	5.12	0	10.31	109.09	18.68	127.77	47.91	1	
1	A	Fifth Floor	3BHK	SA	93.66	5.12	0	9.98	108.76	18.62	127.38	47.76	1	
2	A	Fifth Floor	2.5BHK	SB	81.88	4.58	0	9.19	95.65	16.38	112.03	42	1	
3	A	FifthFloor	2.5BHK	5C	80.37	4.58	0	8.67	93.62	16.04	109.66	41.11	1	
4	A	Fifth Floor	2.5BHK	SD	81.88	4.58	0	8.85	95.31	16.32	111.63	41.85	1	
5	A	Fifth Floor	3BHK	5E	93.66	5.12	0	10.31	109.09	18.68	127.77	47.91	1	
TOTAL					2157.25	119.9	0	235	2512.15	430.2	2942.35	1103.15	25	

For ARA Construction

Managing Partner

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M/s. ARA Constructions, Kolapakkam - Stilt Plus Five Floors with 55 Dwelling units

Site Address : Proposed construction of Residential building consisting of 2 Blocks, Block A - Stilt Floor + 5 Floors with 25 Dwelling units, and Block B - Stilt Floor + 5 Floors with 30 Dwelling units totally 55 dwelling units with availing premium FSI at Ponnambalam Salai, Kulapakkam, Chennai comprised in S.No.116/2 of Kulapakkam village with in the limits of Kundrathur Panchayat union Chennai District.

CARPET AREA STATEMENT - Date: 16.05.2026

Sl.No.	Block	Floor	Type	ApartmentNo.	(a)RERA CarpetArea (Sec 2(k)) (sq.m)	(b) ExclusiveBalcony (sq.m)	ExclusiveVeranda h/Utility/Service/ Open Terrace (sq.m)	(d) Area of External Walls (sq. m) m)	(e= a+b+c+d) FloorArea of the Apartment (sq.	(f)ProportionateCommonArea(sq. m) (Sq.m)	=e+f)Gross (' Area of theapartment	(h)UDS landarea(sq.m)	CarPcr king(Nos.) Covered	Open
1	B	FirstFloor	2BHK	1A	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
2	B	FirstFloor	2BHK	1B	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
3	B	FirstFloor	2BHK	1C	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
4	B	FirstFloor	2.5BHK	1D	82.26	4.58	0	9.2	96.04	16.45	112.49	42.17	1	
5	B	FirstFloor	2.5BHK	1E	78.08	4.58	0	12.98	95.64	16.38	112.02	42	1	
6	B	FirstFloor	2BHK	1F	72.36	5	0	9.85	87.21	14.94	102.15	38.3	1	
1	B	SecondFloor	2BHK	2A	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
2	B	SecondFloor	2BHK	2B	61.45	3.66	0	8.43	73.54	12.6	9614	32.3		
3	B	SecondFloor	2BHK	2C	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
4	B	SecondFloor	2.5BHK	2D	82.26	4.58	0	9.2	96.04	16.45	112.49	42.17	1	
5	B	SecondFloor	2.5BHK	2E	78.08	4.58	0	12.98	95.64	16.38	112.02	42	1	
6	B	SecondFloor	2.5BHK	2F	72.36	5	0	9.85	87.21	14.94	102.15	38.3	1	
1	B	ThirdFloor	2BHK	3A	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
2	B	ThirdFloor	2BHK	3B	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
3	B	ThirdFloor	2BHK	3C	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
4	B	ThirdFloor	2.5BHK	3D	82.26	4.58	0	9.2	96.04	16.45	112.49	42.17	1	
5	B	ThirdFloor	2.5BHK	3E	78.08	4.58	0	12.98	95.69	16.38	112.02	42	1	
6	B	ThirdFloor	2.5BHK	3F	72.36	5	0	9.85	87.21	14.94	102.15	38.3	1	
1	B	FourthFloor	2BHK	4A	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
2	B	FourthFloor	2BHK	4B	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
3	B	FourthFloor	2BHK	4C	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
4	B	FourthFloor	2.5BHC	4D	82.26	4.58	0	9.2	96.04	16.45	112.49	42.17	1	
5	B	FourthFloor	2.5BHK	4E	78.08	4.58	0	12.98	95.64	16.38	112.02	42	1	
6	B	FourthFloor	2.5BHK	4E	72.36	5	0	9.85	87.21	14.94	102.15	38.3	1	
1	B	FifthFloor	2BHK	5A	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3		
2	B	FifthFloor	2BHK	5B	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3	1	
3	B	FifthFloor	2BHK	5C	61.45	3.66	0	8.43	73.54	12.6	86.14	32.3	1	
4	B	FifthFloor	2.5BHK	5D	82.26	4.58	0	9.2	96.04	16.45	112.49	42.17	1	
5	B	FifthFloor	2.5BHK	5E	78.08	4.58	0	12.98	95.64	16.38	112.02	42	1	
6	B	FifthFloor	2.5BHK	5F	72.36	5	0	9.85	87.21	14.94	102.15	38.3	1	
TOTAL					2085.25	125.7	0	286.6	2497.55	427.85	2925.4	1096.85	17	0

For ARA Construction
Managing Partner

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ABSTRACT OF CARPET AREA STATEMENT

Site Address: Proposed Construction of Residential Building Consisting of 2 Blocks, Block - A - Stilt Floor + 5 Floors with 25 Dwelling Units and Block - B - Stilt Floor + 5 Floors with 30 Dwelling Units (Totally 55 Dwelling Units) with availing Premium FSI at Ponnambalam Salai, Kulapakkam, Chennai. Comprised in S.No.116/2 of Kulapakkam Village with in the Limits of Kundrathur

Sl.No	Block No	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 appartment/ Villa Sq.M	(f) proportinate Common Area Sq.m	g = (e+f) Gross area of the apartment / Villa Sq.m	(h) UDS Land Area Sq.m	(i) Car Parking	
													Covered	Open
1	A	Stilt+5 Floors	2.5 BHK & 3 BHK	25 Nos	2157.25	119.90	0.00	235.00	2512.15	430.20	2942.35	1103.15	25	0
2	B	Stilt+5 Floors	2 BHK & 2.5 BHK	30 Nos	2085.25	125.70	0.00	286.60	2497.55	427.85	2925.40	1096.85	17	0
3	Visitors Parking												3	1
TOTAL					4242.50	245.60	0.00	521.60	5009.70	858.05	5867.75	2200.00	45.00	1

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.

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For ARA Construction
K.
Managing Partner

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.