Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Carpet Area Statement

Date: 09.07.2026

Site Address : AEHPL - ZIVA MOHANAM - BLOCK 1 (Survey Nos. 220/6 and 221/14A1A2 situated at Perumaleri Village, Thirukazhukundram Taluk, Chengalpattu District)

Sl.No.	Block	Floor	Type	Villa 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	Block 1	Ground Floor	Villa	1	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
2	Block 1	Ground Floor	Villa	2	103.75	Nil	5.00	8.20	116.95	7.40	124.35	224.15	1	Nil
3	Block 1	Ground Floor	Villa	3	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
4	Block 1	Ground Floor	Villa	4	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
5	Block 1	Ground Floor	Villa	5	103.75	Nil	5.00	8.20	116.95	7.40	124.35	224.15	1	Nil
6	Block 1	Ground Floor	Villa	6	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
7	Block 1	Ground Floor	Villa	7	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
8	Block 1	Ground Floor	Villa	8	103.75	Nil	5.00	8.20	116.95	7.40	124.35	224.15	1	Nil
9	Block 1	Ground Floor	Villa	9	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
10	Block 1	Ground Floor	Villa	10	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
11	Block 1	Ground Floor	Villa	11	103.75	Nil	5.00	8.20	116.95	7.40	124.35	224.15	1	Nil
12	Block 1	Ground Floor	Villa	12	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
13	Block 1	Ground Floor	Villa	13	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
14	Block 1	Ground Floor	Villa	14	103.75	Nil	5.00	8.20	116.95	7.40	124.35	224.15	1	Nil
15	Block 1	Ground Floor	Villa	15	103.75	Nil	5.00	9.20	117.95	6.40	124.35	224.15	1	Nil
16	Block 1	Ground Floor	Villa	16	103.75	Nil	5.00	10.20	118.95	5.40	124.35	224.15	1	Nil
TOTAL					**1660.00**		**80.00**	**143.20**	**1883.20**	**106.40**	**1989.60**	**3586.44**	**16**	**Nil**
													Visitors' Car Parking	**Nil**	**2**
													Grand Total	**16**	**2**

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

V. VISALAKSHI
Registered Architect CA/2004/3460
Valid upto 31-12-2035
No2, Plot No.254, 42nd Street, 8th Sector
K.K.Nagar, Chennai-600 078

Carpet Area Statement														
Date: 09.07.2026														
Site Address : AEHPL - ZIVA MOHANAM - BLOCK 2 (Survey Nos. 220/6 and 221/14A1A2 situated at Perumaleri Village, Thirukazhukundram Taluk, Chengalpattu District)														
Sl.No.	Block	Floor	Type	Villa 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	Block 2	Ground Floor	Villa	17	105.58	Nil	5.00	10.27	120.85	5.36	126.21	227.14	1	Nil
2	Block 2	Ground Floor	Villa	18	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
3	Block 2	Ground Floor	Villa	19	105.58	Nil	5.00	8.27	118.85	7.36	126.21	227.14	1	Nil
4	Block 2	Ground Floor	Villa	20	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
5	Block 2	Ground Floor	Villa	21	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
6	Block 2	Ground Floor	Villa	22	105.58	Nil	5.00	8.27	118.85	7.36	126.21	227.14	1	Nil
7	Block 2	Ground Floor	Villa	23	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
8	Block 2	Ground Floor	Villa	24	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
9	Block 2	Ground Floor	Villa	25	105.58	Nil	5.00	8.27	118.85	7.36	126.21	227.14	1	Nil
10	Block 2	Ground Floor	Villa	26	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
11	Block 2	Ground Floor	Villa	27	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
12	Block 2	Ground Floor	Villa	28	105.58	Nil	5.00	8.27	118.85	7.36	126.21	227.14	1	Nil
13	Block 2	Ground Floor	Villa	29	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
14	Block 2	Ground Floor	Villa	30	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
15	Block 2	Ground Floor	Villa	31	105.58	Nil	5.00	8.27	118.85	7.36	126.21	227.14	1	Nil
16	Block 2	Ground Floor	Villa	32	105.58	Nil	5.00	9.27	119.85	6.36	126.21	227.14	1	Nil
TOTAL					1689.28		80.00	144.32	1913.60	105.76	2019.36	3634.26	16	Nil
													Visitors' Car Parking	Nil	2
													Grand Total	16	2

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

V.VISALAKSHI
Registered Architect CA/2004/34604
Valid upto 31-12-2035
No2, Plot No.254, 42nd Street, 8th Sector,
K.K.Nagar, Chennai-600 078,

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.