

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 'A'



Vaidyanathan Mahesh

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To

TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
1st FLOOR, TOWER-2, CMDA,
NO-1A, GANDHI IRWIN BRIDGE ROAD,
EGMORE, CHENNAI – 600008.

Sir,

I/We hereby apply for the grant of registration of our project to be set up at
SFNo 389/6B .388/4B Vellakinar, Coimbatore (North) Taluk, Coimbatore District,
Tamil Nadu. (641029)

DETAILS OF FIRM:

The requisite particulars are as under:-

(a) Status of the applicant : **PRIVATE LIMITED**

Company Details

- a) Name : **Promag Foundations & Structures Pvt. Ltd.**
- b) Address : **F-1, First Floor, Srivari Kikani Centre, No.2,
Krishnaswamy Road, Coimbatore – 641002**

- c) Copy of registration certificate

: Enclosed
- d) Main objects of company

: Builders & Developers
- e) Name

: M. Vaidyanathan, Managing Director

Photograph



Vaishnavi Krishnan, Director

Photograph



Address of Directors

F-1, First Floor, Srivari Kikani Centre, No.2,
Krishnaswamy Road, Coimbatore – 641002

PAN NO, AND COPY OF PAN -

PAN No.AAGCP1455M

COPY OF PAN CARD -

ENCLOSED

Name and address of the bank or banker
With which account in terms of section 4
(2)(I)(D) of the Act will be maintained

City Union Bank
Ramnagar Branch
Coimbatore
IFSC: CIUB0000034

A Certificate from the Bank:

Enclosed

PROJECT ADDRESS:

SF NO 389/6B 388/4B Vellakinar,
Near G.N. Mills
Coimbatore - 641029

REGISTRATION APPLIED FOR:

Residential Villas
12 Independent Villas of 3 and 4 BHK

USAGE OF THE BUILDING:

RESIDENTIAL VILLAS

EXTENT OF LAND in SQ.M:

6192 Sqm

DETAILS OF APPROVAL / NOC/ CONSENT OBTAINED FROM VARIOUS COMPETANT

AUTHORITIES AS APPLICABLE:

COPY OF APPROVAL LETTER: BL/0416/2018/MH3/N

COPY OF PLANNING PERMIT: 04 21.22.23/2018

COPY OF ONE SET OF APPROVED PLANS WITH LOCAL BODY SEAL: (ENCLOSED)

COPY OF BUILDING PERMIT / APPROVAL LETTER FROM VILLAGE PANCHAYAT: (ENCLOSED).

COPY OF NOC FROM DF & RS: Not Applicable

COPY OF NOC FROM TRAFFIC: Not Applicable

COPY OF EIA CLEARANCE: Not Applicable

COPY OF CONSENT FROM T.N. POLLUTION CONTROL BOARD: Not Applicable

COPY OF NOC FROM AIRPORT AUTHORITY OF INDIA: Not Applicable

VALIDITY OF PLANNING PERMIT: 3 Years (11.07.2018 to 04.01.2021)

TOTAL FLOOR AREA IN SQM FOR WHICH REGISTRATION IS REQUIRED, ABSTRACT FOR EACH CATEGORY i.e., RESIDENTIAL LIG, OTHER THAN LIG AND COMMERCIAL: ENCLOSED

RESIDENTIAL MORE THAN 60 SQ.M: Rs.20/sqm, i.e., $3592 \times 20 = 71840$.

REGISTRATION FEE REMITTED AND MODE OF PAYMENT: Online Payment

(UTR NO: CIUBH18284026698)

BRIEF DETAIL OF THE PROJECTS LAUNCHED IN THE PAST FIVE YEARS, WHETHER ALREADY COMPLETED OR BEING DEVELOPED, AS THE CASE MAY BE, INCLUDING THE CURRENT STATUS AS THE SAID PROJECT, ANY DELAY IN COMPLETION, DETAILS OF CASES PENDING, DETAILS OF TYPE OF LAND AND PAYMENT PENDING:

Project Name - Promag Omkara

Current Status - Completed

Category of Building - Residential Apartments

Address – 383/1, Near Geethaanjali School, Codissia.

District – Coimbatore, State - Tamilnadu

Pincode – 641014.

PLAN OF DEVELOPMENT WORKS TO BE EXECUTED IN THE PROPOSED PROJECT AND THE PROPOSED FACILITIES TO BE PROVIDED THEREOF INCLUDING FIRE FIGHTING FACILITIES, DRINKING WATER FACILITIES, SEWAGE DISPOSAL, SOLID WASTE DISPOSAL, And EMERGENCY EVACUATION SERVICES, USE OF RENEWABLE ENERGIES APPLICABLE.

ENCLOSED

LOCATION OF DETAILS OF THE PROJECT, WITH CLEAR DEMARCATION OF LAND DEDICATED FOR THE PROJECT ALONG WITH ITS BOUNDARIES INCLUDING THE LATITUDE AND LONGITUDE OF THE END POINTS OF THE PROJECT: ENCLOSED

AGREEMENT FOR SALE AND CONSTRUCTION AGREEMENT – COPY ENCLOSED

NUMBER, TYPE AND THE CARPET AREA OF APARTMENTS FOR SALE IN THE PROJECT ALONG WITH THE AREA OF THE EXCLUSIVELY BALCONY AND VERANDAH AREA AND THE EXCLUSIVELY OPEN TERRACE AREAS. ABSTRACT INDICATING CARPET AREA OF EACH FLAT, EXCLUSIVE BALCONY AND OPEN TERRACE AREA AND UDS : NOT APPLICABLE SINCE IT IS A VILLA PROJECT

NUMBER AND AREA OF COVERED CAR PARKING AND OPEN CAR PARKING:

COVERED CAR PARKING – 26 NOS

OPEN CAR PARKING - 14 NOS

DETAILED DESIGN OF STRUCTURAL STABILITY: (ENCLOSED)

NAME AND ADDRESS OF THE REAL ESTATE AGENTS, IF ANY,

FOR THE PROPOSED PROJECT: (Not Applicable)

NAME OF ARCHITECT: U. ARAVIND

MCA NO: CA/2005/36445

NAME OF THE LS: K.C. SELVAKUMAR

LS NO: 20/2015/GRADE 2

NAME OF THE STRUCTURAL ENGINEER: G. Nirmal

REG.NO OF THE STRUCTURAL ENGINEER: MS7946

NAME OF THE CONTRACTOR: Promag Foundation and Structures pvt ltd

AUDITED BALANCE SHEET OF THE PROMOTER FOR THE PRECEDING FINANCIAL YEAR

(ENCLOSED)

COPY OF PATTa / PLR / DOCUMENT

(ENCLOSED)

COPY OF EC: (ENCLOSED)

DATE OF COMPLETION OF THE PROJECT (PHASE WISE): 04-01-2021

FROM – 'B' – in Rs.20/- Stamp paper duly signed by the promoter: (Enclosed)

For **PROMAG FOUNDATIONS AND STRUCTURES
PRIVATE LIMITED**

PROMOTER'S


Authorised Signatory

Mobile No : +91 9946054444

E-mail ID : vm@promag.in

Office Phone: 04712325544

Contact No : +91 9843278554

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](#)



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



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.

