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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Proceedings of the Commissioner of COIMBATORE CITY MUNICIPAL CORPORATION, Coimbatore

Present : Mr. M SIVAGURU PRABAKARAN, I.A.S.

Online Application No. : 162/CP/25-26/0099716 **Date : Generated Date: 22-Jul- 2025 22:18:33**

B.A No : 162/BPA/2025/01359

B.L No : 162/BL/2025/03/038/01341

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION Construction of New Constructed Building at ., G.K.S.NAGAR, WARD-038, WEST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of Mr. PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED POA OF SGK INVESTMENT TRUST, Dated : 17/Jun/2025

2. Technical Approval Date : 21/07/2025

ORDER

Building Permit is granted to Mr. PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED POA OF SGK INVESTMENT TRUST to construct New Constructed Building ., G.K.S.NAGAR, WARD-038, WEST ZONE as per approved plan for Five years from 21/07/2025 to 20/07/2030 subject to the condition as detailed below.

Number of Dwelling : 8

Height of the Building : 10.350 (Mtr) Block A2-A9
Height of the Building : 3.750 (Mtr) Block A10

S.No	Build Floor Name	Usage Name	Buildup Sqft
	BLOCK- A2		
1	Ground Floor	RESIDENTIAL	1476.498
2	First Floor	RESIDENTIAL	1062.299
3	Second Floor	RESIDENTIAL	686.205
	BLOCK- A3		
4	Ground Floor	RESIDENTIAL	1112.675
5	First Floor	RESIDENTIAL	1098.143
6	Second Floor	RESIDENTIAL	570.707
	BLOCK- A4		
7	Ground Floor	RESIDENTIAL	1073.386
8	First Floor	RESIDENTIAL	1060.254
9	Second Floor	RESIDENTIAL	640.243
	BLOCK- A5		
10	Ground Floor	RESIDENTIAL	1112.675
11	First Floor	RESIDENTIAL	1098.143
12	Second Floor	RESIDENTIAL	570.707

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி
21/07/2025

	BLOCK- A6		
13	Ground Floor	RESIDENTIAL	1071.879
14	First Floor	RESIDENTIAL	1057.563
	BLOCK- A7		
15	Ground Floor	RESIDENTIAL	1112.675
16	First Floor	RESIDENTIAL	1098.143
17	Second Floor	RESIDENTIAL	570.707
	BLOCK- A8		
18	Ground Floor	RESIDENTIAL	1989.080
19	First Floor	RESIDENTIAL	1500.071
20	Second Floor	RESIDENTIAL	874.683
	BLOCK- A9		
21	Ground Floor	RESIDENTIAL	1335.489
22	First Floor	RESIDENTIAL	1165.203
23	Second Floor	RESIDENTIAL	702.566
	BLOCK- A10 AMENITIES (GYM)		
24	Ground Floor	RESIDENTIAL	196.335
		Total Sqft	**24236.330**

S.No	Fees Description	Amount.
1	Flag Day Collection Fund	30000.00
2	Under Ground Drainage Deposit	111200.00
3	Building Licence	1958915.00
	Total Amount	**2100115.00**

Receipt No	Receipt Date	Amount	Payment Mode
162/CP/25-26/0132086	21/Jul/2025	2100115.00	Online

21/7/2025

ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

21/07/2025

உள்ளூர் திட்டக் குழுமம், கோயம்புத்தூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 162/CP/25-26/0099716 நாள்:21-Jul-2025

பி.ஏ எண் : 162/BPA/2025/01359

கட்டிட அனுமதி எண் : 162/BL/2025/03/038/01341

திட்ட அனுமதி எண் : 0169/2025/MH1/W

மனுதாரர் பெயர் : திரு PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED POA OF SGK INVESTMENT TRUST

முகவரி : .

மனுவின் நாள் : 17-Jun-2025

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : **பகுதி** :

கதவு/மனை எண் : **நகரளவுஎண்** : 519 514 518

தெரு : ஜி.கே.எஸ் நகர்

அபிவிருத்திக் கட்டணம் : செலான் நெ: 162/CP/25-26/0132086 நாள் : 21-Jul-2025

கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 519 514 518, ஜி.கே.எஸ் நகர் , வார்டு-038, மேற்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 21-Jul-2025 முதல் 20-Jul-2030 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED
POA OF SGK INVESTMENT TRUST
.

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி

THE SEAL OF THE COIMBATORE CITY MUNICIPAL CORPORATION ★ COIMBATORE ★

This Order is electronically generated and does not require signature

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.