Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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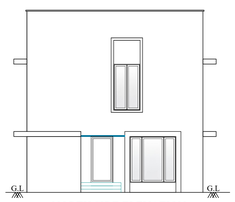
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

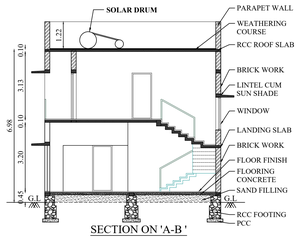
DIGITALLY VERIFIED RECORD

BLOCK - A6

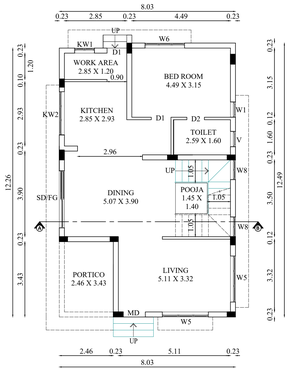
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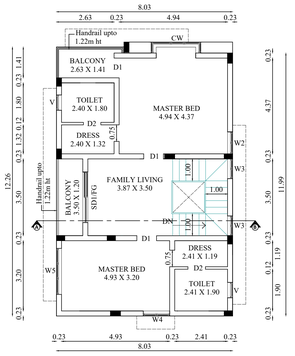
NORTH SIDE ELEVATION



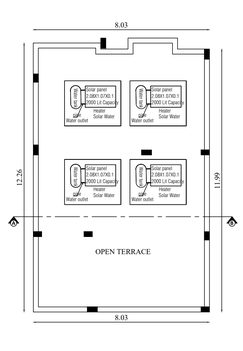
SECTION ON 'A-B '



GROUND FLOOR PLAN



FIRST FLOOR PLAN



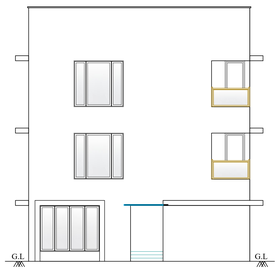
TERRACE FLOOR PLAN

JOINERY DETAILS

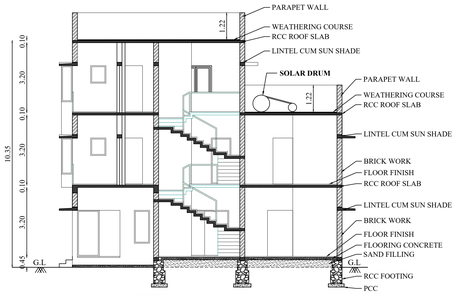
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.10
SD/FG	SLIDING DOOR/FIXED GLASS	2.60 X 2.10
SD1/FG	SLIDING DOOR 1/FIXED GLASS	2.30 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	0.80 X 2.10
KW1	KITCHEN WINDOW 1	0.90 X 1.00
KW2	KITCHEN WINDOW 2	1.97 X 1.00
W1	WINDOW 1	0.70 X 1.50
W2	WINDOW 2	0.90 X 1.50
W3	WINDOW 3	1.00 X 1.50
W4	WINDOW 4	1.20 X 2.00
W5	WINDOW 5	2.10 X 2.00
W6	WINDOW 6	1.80 X 2.00
CW	CORNER WINDOW	2.20 X 2.10
V	VENTILATOR	0.70 X 0.80

BLOCK - A9

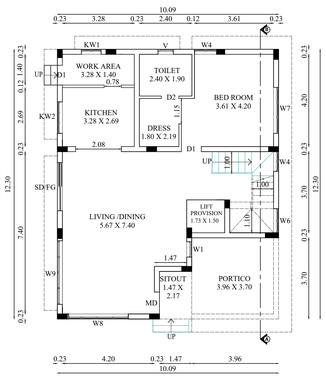
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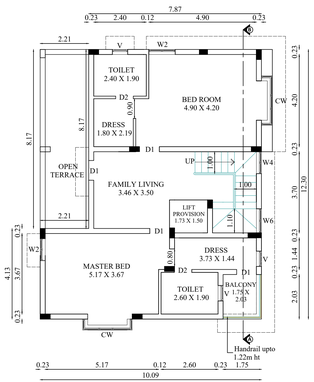
SOUTH SIDE ELEVATION



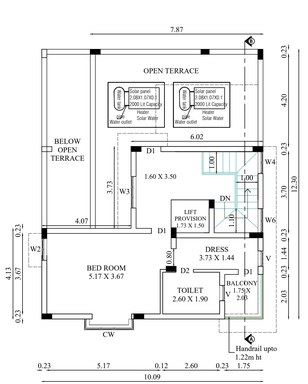
SECTION ON 'A-B '



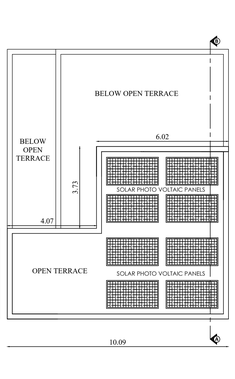
GROUND FLOOR PLAN



FIRST FLOOR PLAN



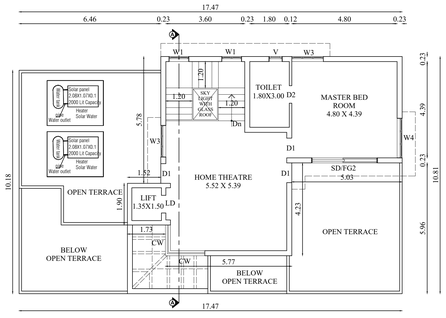
SECOND FLOOR PLAN



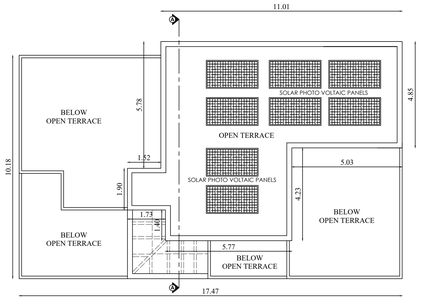
TERRACE FLOOR PLAN

BLOCK - A8

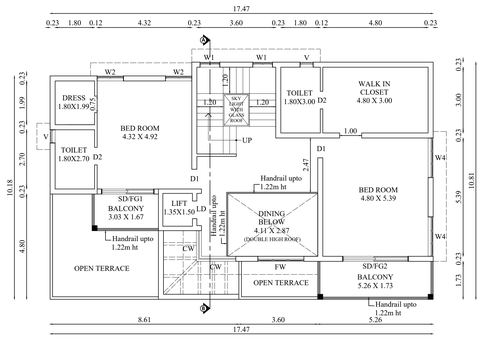
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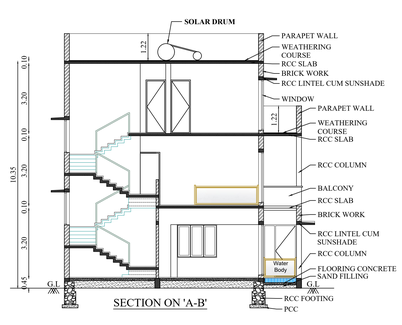
SECOND FLOOR PLAN



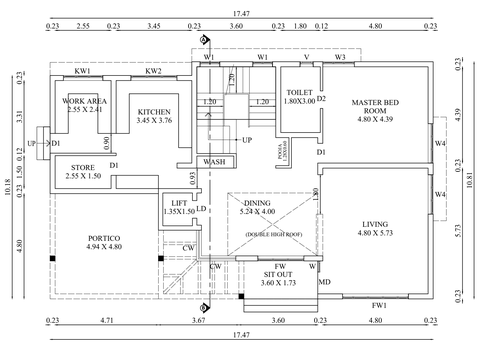
TERRACE FLOOR PLAN



FIRST FLOOR PLAN



SECTION ON 'A-B'

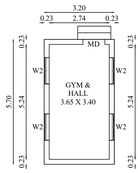


GROUND FLOOR PLAN

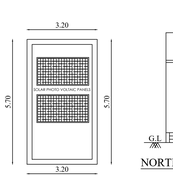


BLOCK - 10
AMENITIES BLOCK

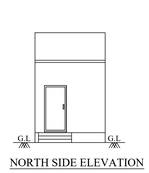
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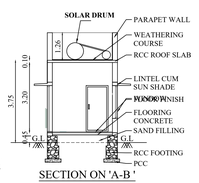
GROUND FLOOR PLAN



TERRACE FLOOR PLAN



NORTH SIDE ELEVATION



SECTION ON 'A-B '

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.10
W2	WINDOW 2	1.20 X 1.50

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.40
SD1	SLIDING DOOR /FIXED GLASS 1	2.40 X 2.40
SD2	SLIDING DOOR /FIXED GLASS 2	3.00 X 2.40
D1	DOOR 1	0.90 X 2.40
D2	DOOR 2	0.80 X 2.40
LD	LIFT DOOR	0.80 X 2.10
FW	FRENCH WINDOW	2.10 X 2.30
FW1	FRENCH WINDOW 1	3.00 X 2.30
KW1	KITCHEN WINDOW 1	1.80 X 1.00
KW2	KITCHEN WINDOW 2	2.10 X 1.00
W	WINDOW	0.50 X 1.50
W1	WINDOW 1	0.90 X 1.50
W2	WINDOW 2	1.20 X 1.50
W3	WINDOW 3	1.44 X 1.50
W4	WINDOW 4	1.80 X 1.50
CW	CORNER WINDOW	3.20 X 2.30
V	VENTILATOR	0.60 X 0.90

BLOCK-A6,A8,A9,A10 & AMENITIES BLOCK

SHEET NO: 3/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT VILLAS BUILDING IN S.F.NO:514/1A1, 518/2B, 519/2B AT VADAVLLI VILLAGE, WEST ZONE, PERUR TALUK, COIMBATORE CORPORATION.

Applicant Name : PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED, POA OF SGK INVESTMENT TRUST

Online Application No : SWP/BPA/0494395/2025

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK-A6			
GROUND FLOOR	99.58	-	99.58
FIRST FLOOR	98.25	-	98.25
TOTAL	197.83	-	197.83
BLOCK-A8			
GROUND FLOOR	184.79	-	184.79
FIRST FLOOR	139.36	-	139.36
SECOND FLOOR	81.26	-	81.26
TOTAL	405.41	-	405.41
BLOCK-A9			
GROUND FLOOR	124.07	-	124.07
FIRST FLOOR	108.25	-	108.25
SECOND FLOOR	65.27	-	65.27
TOTAL	297.59	-	297.59
AMENITIES BLOCK (BLOCK-10)			
GROUND FLOOR	18.24	-	18.24

N. MAHESH, CA/1781/2021, COUNCIL OF ARCHITECTURE, INDIA, REGISTERED ARCHITECT

Architect

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 005 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 9363115772

Structural Engineer

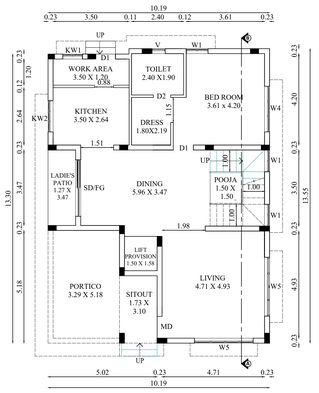
For PROMAG FOUNDATION AND STRUCTURES PVT LTD.

AUTHORISED SIGNATORY

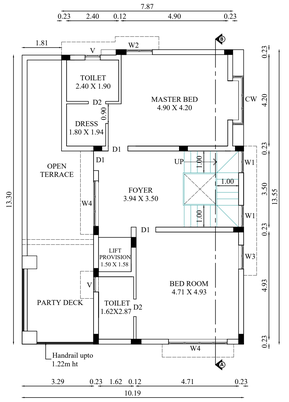
Applicant

BLOCK - A2

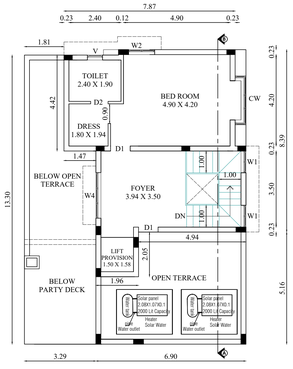
North



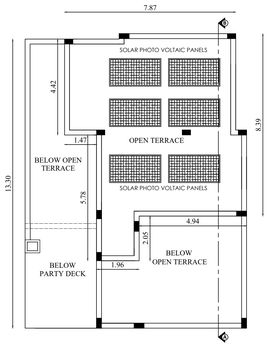
GROUND FLOOR PLAN



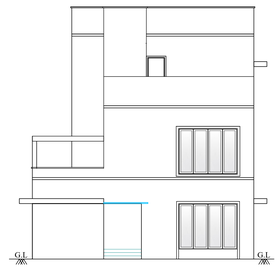
FIRST FLOOR PLAN



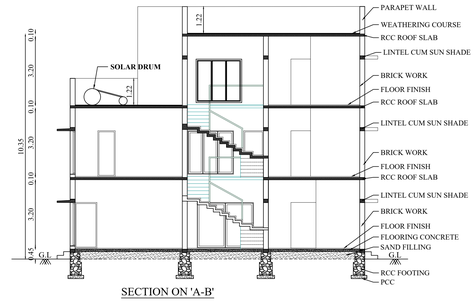
SECOND FLOOR PLAN



TERRACE FLOOR PLAN



NORTH SIDE ELEVATION



SECTION ON 'A-B'

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.10
LD	LIFT DOOT	0.80 X 2.10
SD/FG	SLIDING DOOR/FIXED GLASS	2.60 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	0.80 X 2.10
KW1	KITCHEN WINDOW 1	0.90 X 1.00
KW2	KITCHEN WINDOW 2	1.44 X 1.00
W1	WINDOW 1	1.00 X 1.50
W2	WINDOW 2	1.20 X 1.50
W3	WINDOW 3	1.10 X 1.50
W4	WINDOW 4	2.10 X 2.00
W5	WINDOW 5	2.10 X 2.00
CW	CORNER WINDOW	2.20 X 2.10
V	VENTILATOR	0.70 X 0.80

BLOCK-A2,A3,A4,A5 & A7 | SHEET NO: 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT VILLAS BUILDING IN S.F.NO:514/1A1, 518/2B, 519/2B AT VADAVLLI VILLAGE, WEST ZONE, PERUR TALUK, COIMBATORE CORPORATION.

Applicant Name : PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED, POA OF SGK INVESTMENT TRUST

Online Application No : SWP/BPA/0494395/2025

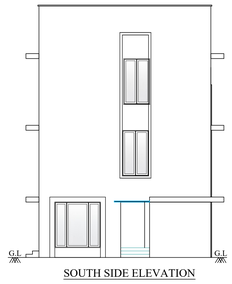
Scale 1 : 100

AREA DETAILS:

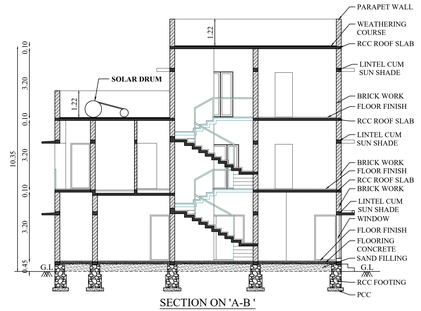
Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK-A2			
GROUND FLOOR	137.17	-	137.17
FIRST FLOOR	98.69	-	98.69
SECOND FLOOR	63.75	-	63.75
TOTAL	299.61	-	299.61
BLOCK-A3			
GROUND FLOOR	103.37	-	103.37
FIRST FLOOR	102.02	-	102.02
SECOND FLOOR	53.02	-	53.02
TOTAL	258.41	-	258.41
BLOCK-A4			
GROUND FLOOR	99.72	-	99.72
FIRST FLOOR	98.50	-	98.50
SECOND FLOOR	59.48	-	59.48
TOTAL	257.70	-	257.70
BLOCK-A5			
GROUND FLOOR	103.37	-	103.37
FIRST FLOOR	102.02	-	102.02
SECOND FLOOR	53.02	-	53.02
TOTAL	258.41	-	258.41
BLOCK-A7			
GROUND FLOOR	103.37	-	103.37
FIRST FLOOR	102.02	-	102.02
SECOND FLOOR	53.02	-	53.02
TOTAL	258.41	-	258.41

BLOCK - A3,A5,A7

North

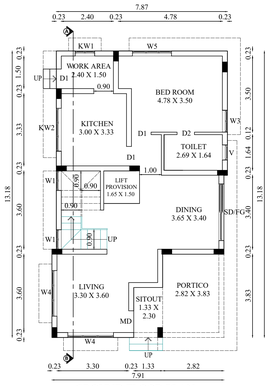


SOUTH SIDE ELEVATION

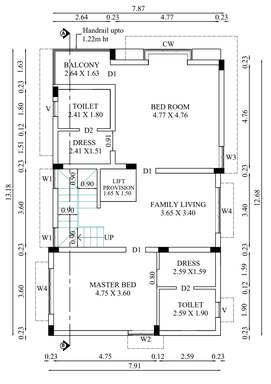


SECTION ON 'A-B'

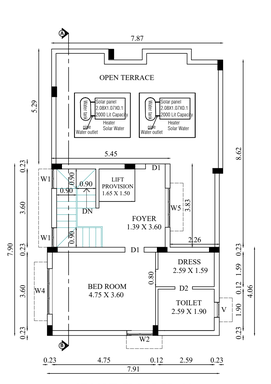
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.10
LD	LIFT DOOT	0.80 X 2.10
SD/FG	SLIDING DOOR/FIXED GLASS	2.60 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	0.80 X 2.10
KW1	KITCHEN WINDOW 1	0.90 X 1.00
KW2	KITCHEN WINDOW 2	1.97 X 1.00
W1	WINDOW 1	0.90 X 1.50
W2	WINDOW 2	1.20 X 1.50
W3	WINDOW 3	1.00 X 1.50
W4	WINDOW 4	2.10 X 2.00
W5	WINDOW 5	1.80 X 2.00
CW	CORNER WINDOW	2.20 X 2.10
V	VENTILATOR	0.70 X 0.80



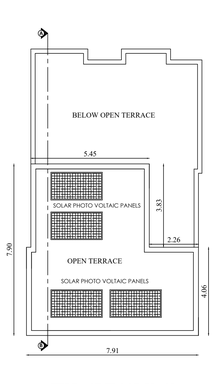
GROUND FLOOR PLAN



FIRST FLOOR PLAN



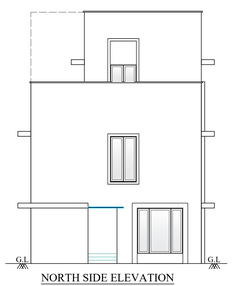
SECOND FLOOR PLAN



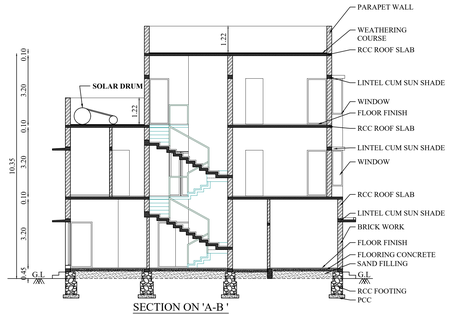
TERRACE FLOOR PLAN

BLOCK - A4

North

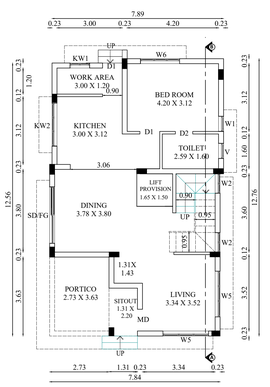


NORTH SIDE ELEVATION

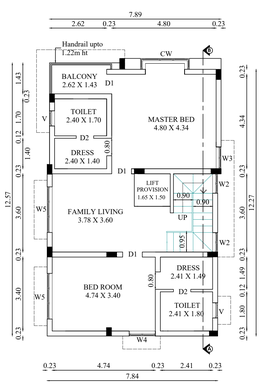


SECTION ON 'A-B'

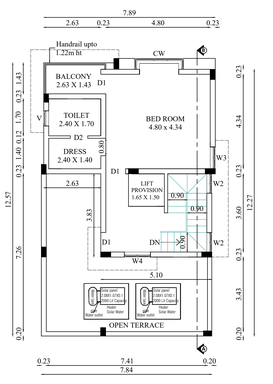
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 X 2.10
LD	LIFT DOOT	0.80 X 2.10
SD/FG	SLIDING DOOR/FIXED GLASS	2.60 X 2.10
D1	DOOR 1	0.90 X 2.10
D2	DOOR 2	0.80 X 2.10
KW1	KITCHEN WINDOW 1	0.90 X 1.00
KW2	KITCHEN WINDOW 2	1.97 X 1.00
W1	WINDOW 1	0.70 X 1.50
W2	WINDOW 2	0.90 X 1.50
W3	WINDOW 3	1.00 X 1.50
W4	WINDOW 4	1.20 X 2.00
W5	WINDOW 5	2.10 X 2.00
W6	WINDOW 6	1.80 X 2.00
CW	CORNER WINDOW	2.20 X 2.10
V	VENTILATOR	0.70 X 0.80



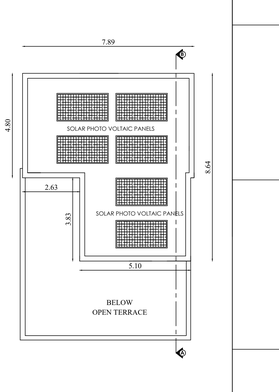
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

N. MAHESH CA/7R/2001 COUNCIL OF ARCHITECTURE NEW DELHI REGISTERED ARCHITECT

Architect

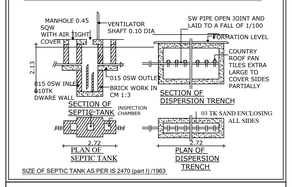
Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
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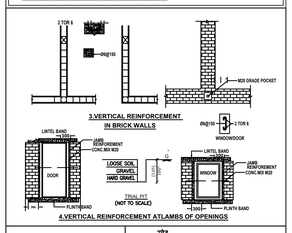
Structural Engineer

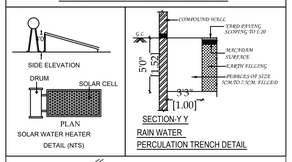
For PROMAG FOUNDATION AND STRUCTURES PVT LTD.

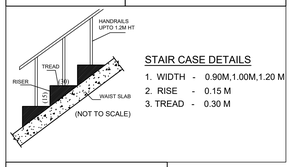
AUTHORISED SIGNATORY

Applicant



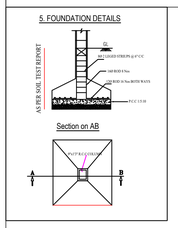


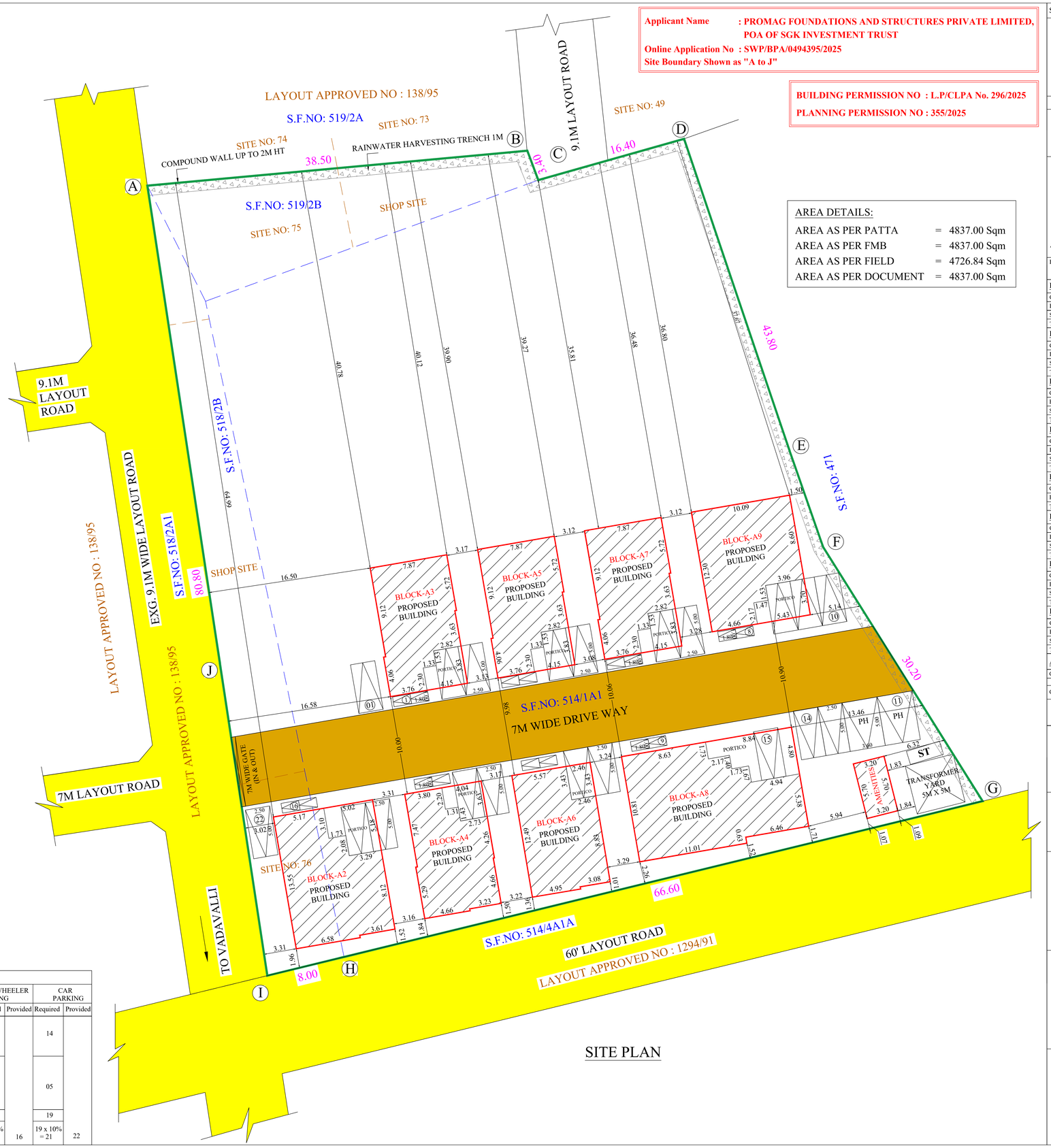




STAIR CASE DETAILS

1. WIDTH - 0.90M,1.00M,1.20 M
2. RISE - 0.15 M
3. TREAD - 0.30 M





SITE PLAN

Applicant Name : PROMAG FOUNDATIONS AND STRUCTURES PRIVATE LIMITED, POA OF SGK INVESTMENT TRUST

Online Application No : SWP/BPA/0494395/2025

Site Boundary Shown as "A to J"

BUILDING PERMISSION NO : L.P/CLPA No. 296/2025

PLANNING PERMISSION NO : 355/2025

AREA DETAILS:

AREA AS PER PATTA	=	4837.00 Sqm
AREA AS PER FMB	=	4837.00 Sqm
AREA AS PER FIELD	=	4726.84 Sqm
AREA AS PER DOCUMENT	=	4837.00 Sqm

DWELLING AREA DETAILS
(As Per EDCR Report)

No. of Dwellings = 8 Nos.

Dwelling No.	AREA in Sqm
2	299.61
3	258.41
4	257.70
5	258.41
6	197.83
7	258.41
8	405.41
9	297.59
TOTAL	2233.37

PARKING DETAILS

BLOCK NAME		DWELLING NUMBERS	TWO WHEELER PARKING		CAR PARKING	
			Required	Provided	Required	Provided
BLOCK-2 to 7 & 9	As Per G.O.Ms.NO:16 up to 300 Sqm 2 Car Parking & 2 Two Wheeler Parking	7	14		14	
BLOCK-8	As Per G.O.Ms.NO:18 Floor Area Above 75 Sqm Every 75 Sqm 1 Car Parking 405.41 - 75 = 330.41 330.41/75 = 4.4 = 5	1	-		05	
		8	14		19	
TOTAL			14 x 10% = 16	16	19 x 10% = 21	22

SITE PLAN | SHEET NO: 1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT VILLAS BUILDING IN S.F.NO:514/1A1, 518/2B, 519/2B AT VADAVLLI VILLAGE, WEST ZONE, PERUR TALUK, COIMBATORE CORPORATION.

VADAVALLI DD PLAN: 7

North

Scale 1 : 200

AREA DETAILS:

S.NO:	S.F.NO:	AREA in Sqm
1.	514/1A1	4050.00
2.	518/2B	441.00
3.	519/2B	346.00
	TOTAL	4837.00

AREA OF THE SITE : 4726.84 Sqm (As Per Field)

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BLOCK-A2			
GROUND FLOOR	137.17	-	137.17
FIRST FLOOR	98.69	-	98.69
SECOND FLOOR	63.75	-	63.75
TOTAL	299.61	-	299.61
BLOCK-A3			
GROUND FLOOR	103.37	-	103.37
FIRST FLOOR	102.02	-	102.02
SECOND FLOOR	53.02	-	53.02
TOTAL	258.41	-	258.41
BLOCK-A4			
GROUND FLOOR	99.72	-	99.72
FIRST FLOOR	98.50	-	98.50
SECOND FLOOR	59.48	-	59.48
TOTAL	257.70	-	257.70
BLOCK-A5			
GROUND FLOOR	103.37	-	103.37
FIRST FLOOR	102.02	-	102.02
SECOND FLOOR	53.02	-	53.02
TOTAL	258.41	-	258.41
BLOCK-A6			
GROUND FLOOR	99.58	-	99.58
FIRST FLOOR	98.25	-	98.25
TOTAL	197.83	-	197.83
BLOCK-A7			
GROUND FLOOR	103.37	-	103.37
FIRST FLOOR	102.02	-	102.02
SECOND FLOOR	53.02	-	53.02
TOTAL	258.41	-	258.41
BLOCK-A8			
GROUND FLOOR	184.79	-	184.79
FIRST FLOOR	139.36	-	139.36
SECOND FLOOR	81.26	-	81.26
TOTAL	405.41	-	405.41
BLOCK-A9			
GROUND FLOOR	124.07	-	124.07
FIRST FLOOR	108.25	-	108.25
SECOND FLOOR	65.27	-	65.27
TOTAL	297.59	-	297.59
AMENITIES BLOCK (BLOCK-10) (GYM)			
GROUND FLOOR	18.24	-	18.24
GRAND TOTAL	2251.61	-	2251.61

FLOOR SPACE INDEX = $\frac{2251.61}{4726.84}$ = 0.476

Note:

- SITE BOUNDARY (A,B,C,D....& J)
- PROPOSED BUILDINGS
- EXISTING ROAD

N. MAHESH CA/TN/1985 COUNCIL OF ARCHITECTURE REGISTERED ARCHITECT

Architect

Er. BA. KANNA CHOCKKALINGAM
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Structural Engineer

For PROMAG FOUNDATION AND STRUCTURES PVT LTD.

AUTHORISED SIGNATORY

Applicant

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

Verified RealEstate
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OMR Thoraipakkam,
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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.