

RE

REGULATORY RECORD

# RERA Document

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The document as the regulator published it, reproduced in full behind this page.

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

## APPLICATION FOR REGISTRATION OF PROJECT

To,

The Real Estate Regulatory Authority

1<sup>st</sup> Floor, No 1A, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008

Respected Sir,

We hereby apply for the grant of registration of our residential apartment project with stilt + 4 floors consisting of 24 flats. The project is proposed to be constructed with 2748.88 sq. mts, to be set at S.F No 267/2B, Keeranatham, Coimbatore North Taluk, Coimbatore District, Tamil Nadu State

## Promotor Information

Sri VKS Homes LLP (Registration Certificate attached),

PAN No :ADJFS4555L

No 12, Vijayshree Gardens,

Sivanandhapuram, Saravanampatti,

Coimbatore – 35



## Partners Information:

A Sampath Kumar (DIN 07815340) (PAN BGSPS4502G)

s/o M Angamuthu,

13/71 ParayanKattuThottam,

Ravathur (PO),

Coimbatore – 641103



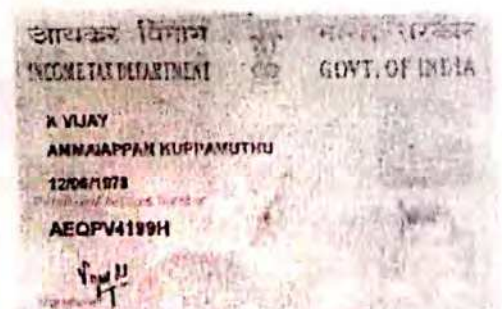
K Vijay (DIN 07817183) (PAN AEQPV4199H)

s/o K A Kuppamuthu

No 12, Vijayshree Gardens,

Sivanandhapuram, Saravanampatti,

Coimbatore – 35



K Kathirvel (DIN 07815352)(PAN ASPK0784F)

s/o R Kandasamy

1/37, sami goundan palayam,

KN Puram Post,

Palladam,

Tirupur – 641662



S.K Sivakumar (DIN 08012744) (PAN ATLPS4629P)

s/o SK Kandasamy

D.no 21, Pykkara office road,

Tatabad,

Coimbatore – 641012



Banker : Sri VKS Homes LLP Escrow

India Bank, Acc No : 3266685900

5/158, SATHY MAIN ROAD

SARAVANAMPATTY

COIMBATORE – 641035

1. Details of Project Land: Refer attachment
2. Details of approval obtained from various competent authorities for commencing the project :  
Refer attachment
3. Details of projects launched by the promoter in last 5 years : Not Applicable
4. Agency to take up external development works : Not applicable
5. Registration Fee :  
  
FSI Area : 2748.88 Sq Mt \* Rs20 = 54,977.60
6. EC for 30 years : Refer Attachment
7. Copy of the audited balance sheet of the promoter (triplicate)
8. Copy of legal title deed of the promoter
9. Authenticated copy of the planning permission, building permit/Building sanction plan – Refer Attachment
10. The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority – Refer Attachment
11. The 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, solid and

liquid waste management, emergency evacuation services, use of renewable energy – Refer Attachment

12. The location 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 – Refer Attachment
13. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees – Refer Attachment
14. The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace and other common areas, if any, details of which have to be furnished separately – Refer attachment
15. The number and areas of covered parking available in the project – 24 Car Parking
16. The number of open parking areas available in the project – No open car parking areas
17. Details of Undivided Shares pertaining to the project – Refer Attachment
18. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project – Not applicable
19. The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project – Refer below :-

Architect:

M.R. Ramakrishnamoorthy B.Arch., M. Plan., (Architect no: CA/2007/40643)

Email : [houseofdzn@gmail.com](mailto:houseofdzn@gmail.com)

Mobile: 98944 83399

Structural Engineer:

B.

[jayarambalraj@gmail.com](mailto:jayarambalraj@gmail.com)

Mobile : 86678 14362

Jayaram ME., Structure (Registration no C-4024)

Email :

Builder & the site engineer

S.K Sivakumar

Email : [sudishnaaconstruction.sk@gmail.com](mailto:sudishnaaconstruction.sk@gmail.com)

Mobile : 98432 52523

Licenced Surveyor

S.Atiyaman B.E., AMIE., FIV.,

Approved Valuer (Registrationno : F-14747)

Email : [athiyamanassociates@yahoo.com](mailto:athiyamanassociates@yahoo.com)

Mobile : 99406 11124

Geo Technical Engineers

TR Associates Consulting Engineers (Registration No : 36329)

Email: [trassociatescbe@gmail.com](mailto:trassociatescbe@gmail.com)

Mobile : 94861 12301

20. Declaration in FORM 'B' – Refer Attachment

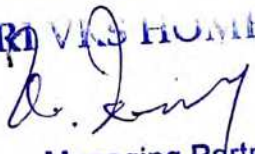
We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated:

Place:

Yours faithfully,

For SRI VKS HOMES  
  
Managing Partner.

For SRI VKS HOMES  
  
Managing Partner.

For SRI VKS HOMES  
  
Managing Partner.

**SRI VKS HOMES**  
No.12, Vijay Shree Gardens,  
Sivananthapuram, Saravanampatti,  
Coimbatore - 641 035.

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

