

RE

REGULATORY RECORD

RERA Document

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APPLICATION FOR REGISTRATION OF PROJECT**FORM - "A"****To,****3064**

The Real Estate Regulatory Authority, Tamilnadu,

No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008.

Sir,

We, VOORA PROPERTY DEVELOPERS (P)LTD., having office at No.28,Bazullah Road,T.Nagar,Chennai - 600 017.hereby apply for the grant of registration of Development of the construction of Combined Basement floor + Combined Stilt cum Ground floor with Parking cum Shop area +Combined 1st floor with Parking cum Shop area;Tower-1: 2nd floor to 24th floor-Residential Tower with 66 Dwelling & Office, Library Ladies Gym & Indoor Games at 2nd floor;Tower-2:2nd floor to 24th floor-Residential Tower with 66 Dwelling units & Gents Gym, Spa at 2nd floor (Totally 132 Dwelling units)at Old Survey No.4061 part (as per Doc),R.S.No.4061/4(as per PLR),Block No.78 of Tondiarpet Division, Chennai District,Tondiarpet Taluk,Door No.6,Suryanarayana Street (Ennore Express Way),Cherian Nagar,Tollgate,Chennai - 600 081.Greater Chennai Corporation limit.

1. The requisite Particulars are as under:-

i	Status of applicant	Company
ii	In case of firm/societies/trust/companies/limited liability Partnership competent authority	
	(a) Name	Voora Property Developers (P)Ltd.
	(b) Registered Office Address	Voora J.K.Tower, No.28, Bazullah

**Voora Property Developers Pvt. Ltd.,**

Regd off : Voora J.K.Tower, 4th Floor, No. 28, Bazullah Road, T.Nagar, Chennai - 600 017

Ph : 044 - 4041 9999, Fax : 044 - 4041 9975 E-mail : vpd@voora.co.in



		Road, T. Nagar, Chennai – 600 017.
(c) Contact Mobile Number		98410 33011
(d) Email address		vpd@voora.co.in, cpdengga@voora.co.in
(e) Copy of registration certificate		Copy enclosed (Annexure – I)
(f) Main Objects		Property developer
(g) Name, Photograph and address of chairman of the governing body / Partners, director etc.,		
	Name : PAVAN VOORA MANAGING DIRECTOR Email : pavanvoora@voora.co.in Contact mobile Number : 98410 33011	
	Name : SUMAN VOORA DIRECTOR Email : sumanvoora@gmail.com Contact mobile Number : 9444434567	
iii	PAN	Copy Enclosed (Annexure – II)
iv	Name and address of the bank with account in terms of section 4(2)(1)(D) of the Act will be maintained	
v	Details of Project Land held by the applicant	Land Situated at(as per Doc), R.S.No.4061/4(as per PLR), Block No.78 of Tondiarpet Division, Chennai District, Tondiarpet Taluk, Door No.6, Suryanarayana Street (Ennore ExpressWay), Cherian Nagar, Tollgate, Chennai – 600 081. Greater Chennai Corporation limit.



	1.Total Area (as per document)	7134.72 Sqm
	2.Total Area (as per Patta)	7135.50 Sqm
v(a)	Registration Applied for	Construction of Combined Basement floor + Combined Stilt cum Ground floor with Parking cum Shop area +Combined 1st floor with Parking <u>cum Shop area</u> ;Tower-1: 2nd floor to 24th floor-Residential Tower with <u>66 Dwelling & Office, Library Ladies Gym & Indoor Games at 2nd floor</u> ;Tower-2:2nd floor to 24th floor-Residential Tower with <u>66 Dwelling units & Gents Gym, Spa at 2nd floor</u> (Totally <u>132 Dwelling units</u>)at Old Survey No.4061 part (as per Doc),R.S.No.4061/4(as per PLR),Block No.78 of Tondiarpet Division, Chennai District,Tondiarpet Taluk,Door No.6,Suryanarayana Street (Ennore Express Way),Cherian Nagar, Tollgate,Chennai – 600 081.Greater Chennai Corporation limit.
(vi)	Details of Approval obtained from Various Competent Authorities	
	1.Chennai Metropolitan Development Authority	CMDA Planning Permission and Permit for construction of the Project. Copy Enclosed (Annexure – III)
	2.Airports Authority of India	No Objection Certificate for height Clearance Copy Enclosed (Annexure – IV)
	3.State Environment Impact Assessment Authority	Undertaking attached
	4.Tamil Nadu Fire and Rescue Services Department	No Objection Certificate issued for fire services from the Point of view of according Planning permission for the project. Copy Enclosed (Annexure – V)
	5.Police Department	No Objection certificate issued by Police



		department from traffic point of view for according Planning permission for the Project Copy Enclosed (Annexure – VI)
	7.Coastal Regulation Zone	Copy Enclosed (Annexure – VII)
	8. Structural Stability Certificate from Anna university vetted by PWD.	Copy Enclosed (Annexure – VIII)
vii	Brief details of the Projects launched by the Promoted in the Last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and Payments pending etc.	Copy Enclosed (Annexure – IX)
viii	Agency to take up external development works:	---
ix	Registration fee by way of NEFT or RTGS Calculated as per sub-rule (3) of rule 3, to the bank account of the Tamil Nadu Real Estate Regulatory Authority	
x	Any other information the applicant may like to furnish	
	1.Registration applied for	Entire Project (Tower 1 & Tower 2) ✓
	2.Usage of buildings	Residential and commercial ✓
2	We enclose the following documents in triplicate, namely	
i	Authenticated copy of PAN card of the Promoter	Copy Enclosed (Annexure – II)
ii	Audited Balance Sheet of the Promoter for the preceding financial year,	Copy Enclosed (Annexure – X)
iii	Copy of the Legal title deed reflecting the title of the Promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person	Copy Enclosed (Annexure – XI)
iv	The details of encumbrances on the land on	Copy Enclosed (Annexure – XII)



	which development is proposed including any rights,title,interest or name of any party in or over such land along with details	
v	Whether the Promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, Joint development agreement or any other agreement, as the case may be entered into between the Promoter and such owner and copies of title and other documents reflecting the title of such owner on the land Proposed to be developed	GPA Copy Enclosed (Annexure – XIII)
	(A)Authenticated copy of the building Permit and sanctioned Plan from the competent authority in accordance with the laws applicable for the Project, and where the Project is proposed to be developed in Phases, an authenticated copy of the planning Permission, building Permit/Building sanction Plan, Partial completion certificate for each of such Phases.	Copy Enclosed (Annexure – III & IV)
vi	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	Copy Enclosed (Annexure – XIV)
vii	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, emergency evacuation services use of renewable energy	Copy Enclosed (Annexure – XV)
viii	The Location details of the Project, with clear demarcation of land dedicated for the Project along with its boundaries including the latitude	Google Image Copy Enclosed (Annexure – XVI)



	and longitude of the end Points of the Project	
	Project site admeasuring an extent of 7135.5 Sqm (approximately) at (as per Doc), R.S.No.4061/4 (as per PLR), Block No.78 of Tondiarpet Division, Chennai District, Tondiarpet Taluk, Door No.6, Suryanarayana Street (Ennore Expressway), Cherian Nagar, Tollgate, Chennai – 600 081. Greater Chennai Corporation limit. North by : Land in R.S.Nos 4061/17 and 4061/2 South by: Land in R.S.No.4061/1 East by: Suryanarayana Street (Street in R.S.4061/32) West by: Land bearing present R.S.No.4061/39 (belonging to M/s.I Dreams Properties by its Proprietor Mr.R.Murthy) Longitude : 13.142463° N Latitude: 80.298677° E	
ix	Proforma of the attachment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Copy Enclosed (Annexure – XVII)
x	The Number, type and the carpet area of apartments for sale in the Project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment if any	Copy Enclosed (Annexure – XVIII)
xi	The Names and addresses of the contractors, architect, Structural engineer, if any and other Persons concerned with the development of the Proposed Project	



	a)Registered Architect	MS.JAMUNA CHALAM, B.Arch Registered Architect : CA/92/15143 #8,Ist 'A' Main,Stag Extension,S.T.Bed Koramangala IV Block Bangalore – 560 095. CMDA – RA/GR.I/19/05/253 Mobile No : 9886990472 Email :info@vernekar.in
	b)Structural Engineer	Dr.SHANTHARAJU.K License No:BCC/BL-3.6/SE.0295/2018-19 Unit No.S-222,South Block, Manipal Centre,Dickenoon Road, Bangalore – 560042 Mobile No : 7211119651 Email :Bangalore@duconconsultants.in
	c)Construction of structural & Civil works	M/s. Voora Shreeram Constructions (P)Ltd., Mr.Bagavathe Kumar Voora J.K.Tower,4 th Floor, New No.28,Bazulla Road, T.Nagar, Chennai – 600 017. Chennai – 600 017. Mobile:9597888055 Email:bagavathekumar@voora.co.in
xii	A Declaration in FORM “B”	Copy Enclosed (Annexure – XIX)

3. We solemnly affirm and declare that the Particulars given in herein are correct to our knowledge and belief.

Dated: 20.06.2019

Place: Chennai

Yours faithfully

For Voora Property Developers (P) Ltd.



Rajan
Managing Director

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.

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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.

