

RE

REGULATORY RECORD

RERA Document

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APPLICATION FOR REGISTRATION OF PROJECT

FORM - "A"

To,

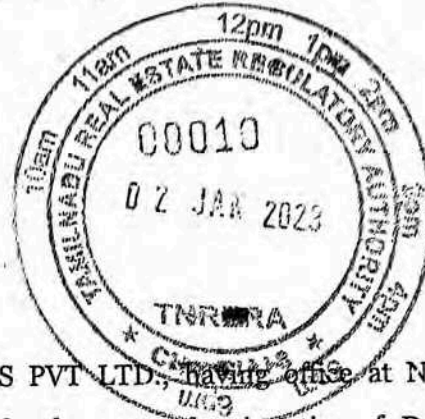
The Real Estate Regulatory Authority, Tamilnadu,

No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008.

Sir,



We, VOORA PROPERTY DEVELOPERS PVT LTD., having office at No.28, Bazullah Road, T.Nagar, Chennai - 600 017, hereby apply for the grant of registration of Development of the proposed construction of Group Development for 2 Blocks - Consists of Block 1 - Stilt Part cum Ground Floor Part First Floor + 2nd to 5th Floor Part Residential Building with 55 Dwelling units and Office at Ground Floor Part + First Floor Part AND Block-2 Stilt Floor + 5 Floors Residential Building with 55 Dwelling Units Totally 110 Dwelling units at Ramapuram Main Road Comprised in Survey Nos.55/3,73/1 & 73/14, Ramapuram Village within the Limits of Greater Chennai Corporation.

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 PVT LTD.,
	(b) Registered Office Address	Voora J.K.Tower, No.28, Bazullah Road, T.Nagar, Chennai - 600 017.
	(c) Contact Mobile Number	7299222114
	(d) Email address	vpdengg@voora.co.in, vpd@voora.co.in



Voora Property Developers Pvt. Ltd.,

CIN: U70101TN1995PTC031559

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

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



	(e) Copy of registration certificate	Copy enclosed
	(f) Main Objects	Property developer
	(g) Name, Photograph and address of chairman of the governing body /Partners, director etc., Name : SUMAN VOORA DIRECTOR Email :sumanvoora@voora.co.in Contact Mobile Number : 9444434567	
	Name : PAVAN VOORA MANAGING DIRECTOR Email :pavanvoora@voora.co.in Contact Mobile Number : 9841033011	
iii	PAN	Copy Enclosed
iv	Name and address of the bank with account in terms of section 4(2)(1)(D) of the Act will be maintained	Indian Bank Mid Corporate Branch, Nandanam, Chennai – 600 035.
v	Details of Project Land held by the applicant	
	1.Total Area (as per document)	5665.55 Sqm
	2.Total Area (as per Patta)	5670.00 Sqm
v(a)	Registration Applied for	Proposed construction of Group Development for 2 Blocks – Consists of Block 1 – Stilt Part cum Ground Floor Part First Floor+2 nd to 5 th Floor Part Residential Building with 55 Dwelling units and Office at Ground Floor Part + First Floor Part AND Block-2 Stilt Floor + 5 Floors Residential Building with 55 Dwelling Units Totally 110 Dwelling units at Ramapuram Main Road Comprised in Survey



		Plot 25/2, 74/2 & 72/16, Kammampatti Village within the limits of Greater Chennai Corporation.
	Project Address (S No. / R.S.No. / T.S.No./Dura No.)	Conserved in Survey Nos. 55/2, 72/2 & 72/16, Kammampatti Village within the limits of Greater Chennai Corporation.
(vi)	Details of Approval obtained from Various Competent Authorities	
	1. Chennai Metropolitan Development Authority	CMMDA Planning Permission and Permit for construction of the Project. Copy Enclosed
	2. Greater Chennai Corporation.	Building Permission and Permit for construction of the Project. Copy Enclosed
vii	Brief details of the Projects launched by the Promoter 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
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.	Fees details enclosed
x	Any other information the applicant may like to furnish.	
	1. Registration Applied for (Specify the Blocks) - clearly to be mentioned in the site plan.	Drawing attached
	2. Usage of buildings	Residential cum Commercial



2	We enclose the following documents in triplicate, namely	
i	Authenticated copy of PAN card of the Promoter	Copy Enclosed
ii	Audited Balance Sheet of the Promoter for the preceding financial year,	Copy Enclosed
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
iv	The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details.	Copy Enclosed
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.	JDA Copy Enclosed
	(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



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
vii	The Plan of development works to be executed in the Proposed Project and the Proposed facilities to be Provided thereof including drinking water facilities, services use of renewable energy	Copy Enclosed
viii	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	Google Image Copy Enclosed
ix	Proforma of the attachment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Copy Enclosed
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
xi	The Names and addresses of the contractors, architect, Structural enginner, if any and other Persons concerned with the development of the Proposed Project	



(6)

	a)Registered Architect	SHOBANA RAJAPPA,B Arch. Registered Architect CA/84/7988 New No.25,Old No.10, B.M.Garden Street, Alwarpet, Chennai – 600 018. CMDA-RA/GR.I/19/04/178 Mobile No:9840983360 Email: rajappashobana.architects@gmail.com
	b)Structural Engineer	C.KANNAN - M.E (STRUCTURAL ENGG) Door No.21, Plot No.257-W, Flat No.2B, UTOPIA Apartments , 2 nd Floor 4 th Main Road, Indira Nagar, Chennai 600 020. RSE100202019 Mobile No: 98412 49815 Email :kannankds2007@gmail.com
	c)Name of the Contractor with address	M/s. Voora Shreeram Constructions (P)Ltd., Voora J.K.Tower,4 th Floor; New No.28,Bazulla Road, T.Nagar, Chennai – 600 017. Chennai – 600 017.
	Total Project Cost	Copy Enclosed
	Structural Stability Certificate	Copy Enclosed
	Geo Technical Report – Soil Test	Copy Enclosed
	Details of facilities – Amenities/ Infrastructures etc., as given in the broucher. Each pages to be self attested by the promoter	Copy Enclosed
	CD with all the above details in PDF format	
xii	A Declaration in FORM “B”	Copy Enclosed (Annexure – XVIII)



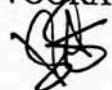
3. We solemnly affirm and declare that the Particulars given in herein are correct to our knowledge and belief.

Dated: 29.12.2022

Place: Chennai

Yours faithfully

For VOORA PROPERTY DEVELOPERS PVT LTD.,



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.

[/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.

