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7

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Mr.D.IVANS
Project Name	:	-
Project Registration No	:	TN / 01 / BUILDING 0004 /2022 dated 03.01.2022
Quarter Ending	:	30 st JUNE 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq.m.
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	10	961.43
2.	Parking Lots	Open – 3 Covered – 6	---
3.	UDS Registered in Sq.m.	388.28	388.28

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single block	Completion Certificate obtained from CMDA vide CC No. EC/South-II/185/2023 dated 08.06.2023.
2.	Status of common Amenities for each Block/Tower, Item wise		Fully completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	100%

C. Details of Clearances

1. Completion Certificate CC No. EC/South-II/185/2023 dated 08.06.2023
(only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify)- Nill
3. Annual Audit Report of Special Account in Form 7 - Enclosed

D. Latest Photo with Date (Atleast from 2 angles)- Enclosed

Mail the all above particulars to reg.tnrera@tn.gov.in









CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



BY RPAD

COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008

To

- 1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director, CMWSSB,
No.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0221/2023

Dated:08.06.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors (18.30 m height) Residential Building with 10 Dwelling Units availing Premium FSI, at Plot No.13 (Part) & 14 (Part), 3rd Main Road, Dhandeeswara Nagar, Velachery, Chennai-600 042 comprised in Old S.No.195/2 and Present S.No.195/2A3 (as per Document), T.S.No.13 (as per patta), Block No.65 of Velachery Village, within the Limits of Greater Chennai Corporation – Applied for Completion Certificate – Completion Certificate – Issued – Reg.

- Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 2. CMDA Planning Permission vide No.PP/NHRB/176/2021 dated 30.06.2021 in Planning Permit No.14184 in letter No. PP/NHRB/S(B2)/0237/2021 dated 30.06.2021.
 3. Completion Certificate Application received from Thiru.T.Ivans on 26.05.2023.
 4. This office D.C.Letter even No. dated 30.05.2023.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023559 dated 02.06.2023.

This is to certify that Thiru.T.Ivans has completed the Construction of Stilt Floor + 5 Floors (18.30 m height) Residential Building with 10 Dwelling Units availing Premium FSI, at Plot No.13 (Part) & 14 (Part), 3rd Main Road, Dhandeeswara Nagar, Velachery, Chennai-600 042 comprised in Old S.No.195/2 and Present S.No.195/2A3 (as per Document), T.S.No.13 (as per patta), Block No.65 of Velachery Village, within the Limits of Greater Chennai Corporation vide CMDA Planning Permission in the reference 2nd cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Annexure XXIII of TNCD BR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 185 /2023 dated 08.06.2023.

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

h 08/06/2023

for MEMBER-SECRETARY

A/
8/6/2023

Copy to:

1. Thiru.T.Ivans,
Door No.4, 4th Avenue East,
Dhandeeswarar Nagar,
Velachery,
Chennai - 600 042.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008. (TNRERA Project Registration Certificate
No. TN / 29 / Building / 0004 / 2022,
dt.03.01.2022 in file No.TNRERA/7881
/2021 with the valid period till June 2026)
3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for
Building and Display Board)
4. The System Analyst, Computer Cell, CMDA For Web-hosting
(to update Webpage).

Note:

- (i) The Original Cash Receipt No.B0019244, dt.16.06.2021 for the payment of Security Deposit has been surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

3

FORM-4 ARCHITECT 'S CERTIFICATE

Date:07.08.2023

To

MR.D.IVANS

Door no.4th avenue east

Dhandeeswaran nagar Velachery

Chennai-600 042

Subject: Certificate For Completion Of Construction Work Of Building 1 Block Of The Project (TNRERA Registrarion Number TN/29/Building/0004/2022) Situated At Old.S.No.195/2 And Presently S.No.195/2A3, T.S.NO.13, Block No.65 Of Velachery Village, Division-179 Zone-XIII Within The Limits Of Greater Chennai Corporation. Tamilnadu Demarcated By Its Boundries Latitude 12°58'56.3"N Longitude 80°13'25.0"E Of Velachery Village Division-179 Zone-XIII Within The Limits Of Greater Chennai Corporation.

Sir,

I sakthi ganesh have undertaken assignment as architect/engineer of certifying completion of construction work of the building situated at Old.S.No.195/2 And Presently S.No.195/2A3, T.S.NO.13, Block No.65 Of Velachery Village, Division-179 Zone-XIII Within The Limits Of Greater Chennai Corporation. Measuring 385 sq.m area being developed by MR.D.IVANS

2. Following technical professionals are appointed by owner/promoter

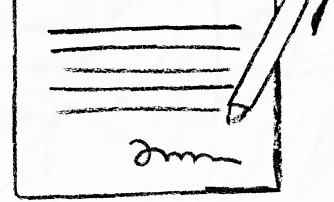
- (i) Thiru .S.Sakthiganesh as architect/engineer
- (ii) Thiru .S.P.S Inbaraj as structural consultant
- (iii) Thiru . S.Anand as Geo – Tech
- (Iv) Thiru. Senthil as construction Engineer

3.bases on compleion certificate reccived from structural engineer and site supervisor and to the best of our knowledge I hereby certify that MR.D.IVANS has been completed in all aspects the building is graded completion – certificate bearing number C.CNo.EC/S-II/185/2023 Dated:08.06.2023 by CMDA

yours faithfully



S. SAKTHI GANESH B. Arch
Architect /CA/2021/133707
No.92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambattur,
Chennai - 53, Ph: 9080397149



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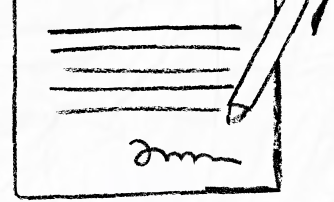
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
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Chennai, India

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