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Project - Quarterly Progress Report

Promoter's Name	:	RAJPARIS CIVIL CONSTRUCTIONS
Project Name	:	Rajparis CRYSTAL SPRING – Block 5
Project Registration No	:	TN/01/Building/0122/2017 dated 16.10.2019
Quarter Ending	:	1.1.2022 to 31.03.2024

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area Sqm
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	88	5881.41 Sqmm
2.	Parking Lots	56	
3.	UDS Registered in Sq.m.	88	3788.67 Sqmm

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block 5	Completed
2.	Status of common Amenities for each Block/Tower , Item wise		Completed

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.2539.88 Lakhs

C. Details of Clearances

1. Completion Certificate – Received and attached
2. Compliance Report, if any (Kindly Specify) Not applicable
3. Annual Audit Report of Special Account in Form 7 : Enclosed

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









CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,

1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

3rd PARTIAL COMPLETION CERTIFICATE

From

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

To

- 1) The Chairman, TNEB,
Anna Salai, Chennai-600 002.
- 2) The Executive Officer,
Madambakkam Town Panchayat,
Madambakkam, Chennai - 126

Letter No.EC/S-II/10096/2018

Dated: 03-10-2018

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Construction of One Block of Block 5 consists of Stilt + 4 Floors Group Development residential building with 88 dwelling units in the approval consists of 7 Blocks consists of Stilt + 4 Floors and one Block consists of Stilt Floor + 3 Floors (Amenities Block with Swimming Pool) with 379 dwelling units in the additional land annexed to the earlier approved site of Stilt Floor + 4 Floors Residential Building together with a Departmental Store with 58 Dwelling Units totally with 437 Dwelling units (Block 8 & 9 with 71 Dwelling Units reserved for LIG Housing) at Old Door No.133, New Door No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat – 3rd Partial Completion Certificate for Block No.5 – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No.B/Spl.Bldg./312 A to N/2015, Planning Permit No.9413 in letter No.B2/10166/2013 dated 20.11.2015.
 - 2) 1st Partial Completion Certificate issued vide C.C.No.EC/S-II/182/2016 in letter No.EC/S-II/8055/2016 dated 15.07.2016
 - 3) 2nd Partial Completion Certificate issued vide C.C.No.EC/South-II/268/2018 in letter No.EC/S-II/7937/2017 dated 21-08-2018
 - 4) Environmental clearance from State level Environment Impact Assessment Authority, Tamil Nadu letter No.SEIAA-TN/F-3962/EC/8(a)/408/2015 dated 02.11.2015
 - 5) 3rd Partial Completion Certificate Application from Thiru K. Veluchamy dated 14.06.2018
 - 6) Compliance Report from Ministry of Environment, Forest & Climate Change in letter No.F.No.EP/12.1/SEIAA/201718/71/TN/0845 dated 01.06.2018
 - 7) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B008123 dated 18.09.2018

This is to certify that Thiru K. Veluchamy has constructed Group Development of Residential Building - Block No.5 (out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 88 dwelling units at Old Door No.133, New Door No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat sanctioned vide Planning Permission No.B/Spl.Bldg./312 A to N/2015, Planning Permit No.9413 in letter No.B2/10166/2013 dated 20.11.2015. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 3rd Partial Completion Certificate approved by the Monitoring Committee.

p.t.o.

2. Accordingly, 3rd Partial Completion Certificate is issued for the above construction for **Block No.5:88 dwelling units (out of 9 Blocks) in C.C.No.EC/South-II/313/2018 dated 03-10-2018.**

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.

Yours faithfully,


for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

03/10/2018

Copy to:

- 1) Thiru K.Veluchamy (POA / Land Owner) (Owners Chinnammal & Others,
No.30, Greams Lane, Thousand Lights,
Chennai – 600 006
2. The Principal Secretary to Government,
H&UD Department & Chairman TNRERA
CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008
3. The Deputy Financial Analyst
Finance Division, CMDA (Partial Completion Certificate only issued)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage)

FORM-4
ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 26.03.2022

To
Thiru R.Satchidanandam & Others,
M/s. Rajparis Civil Constructions Ltd,
No: 560-562, 7E, 7th Floor,
Teynampet, Chennai – 600 018.

Subject: Certificate of Completion of Construction Work of **Rajparis Crystal Spring II Building/Block 5** of the Building of the Project TNRERA Registration Number **RERA No. TN/01/Building/0122/2017 dt. 16.10.2017** situated on the Plot bearing **Survey no. 78, 79/1.81/1A, 3&4, 82/1 &2A, Old Door No: 133, New Door No.54** demarcated by its boundaries (latitude and longitude of the end points) latitude - **12.8898° N, 80.1736° E**, Longitude **12.89317, 80.17423** Madambakkam Village & Town Pachayat, Tambaram Taluk, Kancheepuram District. PIN 600120 measuring 22014.72 sq.mts. area being developed by **M/s. Rajparis Civil Constructions Ltd.**

Sir,

I **C. Subbarao, B. Arch** have undertaken assignment as Registered Architect of certifying completion of Construction Work of **Rajparis Crystal Spring II Building Block 5** of the building situated on the Survey no. **78, 79/1.81/1A, 3&4, 82/1 &2A, Old Door No: 133, New Door No.54** Madambakkam Village & Town Pachayat, Tambaram Taluk, Kancheepuram District. PIN 600120 in total extend of **22,014.72 Sq.Mt.** area being developed by **M/s. Rajparis Civil Constructions Ltd.**

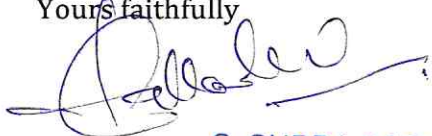
Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) **S.P.S. Inbarajan as Structural Consultant (Registration No. S.E/GR. I/19/02/009)**
- (ii) **M. Jeeva as Construction Engineer (Registration No. CE/19/10/647)**

1. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **Rajparis Crystal Spring II - Block 5** of the building has been completed in all aspects. The **Rajparis Crystal Spring II Block-5** of the building is granted Completion Certificate bearing number **EC/SC-II/10096/2018** dated **03.10.2018** by **CMDA, Chennai.**

Thanking You

Yours faithfully



Signature with seal

C. SUBBA RAO B.Arch., A.I.I.A.
REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
CMDA REG. No. RA/Gr.I/19/03/049
GCC REG. No. RA100212018

†

ARCHITECTS

Email : subbaraoassociates@gmail.com Web : www.subbaraoassociates.com



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