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Project - Quarterly Progress Report

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Promoter's Name	:	M/s. Ratnapuri Constructions Private Limited
Project Name	:	Prince Ratnapuri Garden Residency
Project Registration No	:	TN/29/Building/0164/2017 dated 03/11/2017
Quarter Ending	:	September 2023

A. Sales

S.No.	Description	Cumulative No. of units upto the quarter	Total Area
1.	Flats booked size wise	142	15314.88 sq.m.
2.	Parking Lots (Covered)	135	1,695 sq.m.
3.	U.D.S. registered in sq.m.	4373.68 sq.m.	4374.71 sq.m.

B. Construction

S.No.	Description	Block/Tower No.	Status
1.	Stage of construction of each block/tower	Block 1, Tower 1 & 2, Floor 1 to 18	100% Completed
2.	Status of Common Amenities for each block	• Lift • CCTV • DC Generator • CMWSSB water connection • CMWSSB Sewage Connection • Solid Waste Disposal • Swimming Pool • GYM • Multi-purpose Hall • Kids Playing Area	All 100% completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial	100%

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/HRB/N-I/008/2023 dated 17-03-2023
2. Compliance Report – Attached
3. Annual Audit Report of Special Account in Form 7 - Attached

D. Latest Photo – Annexed



**A WING - WEST
SIDE**



**A & B WING -
NORTH SIDE**



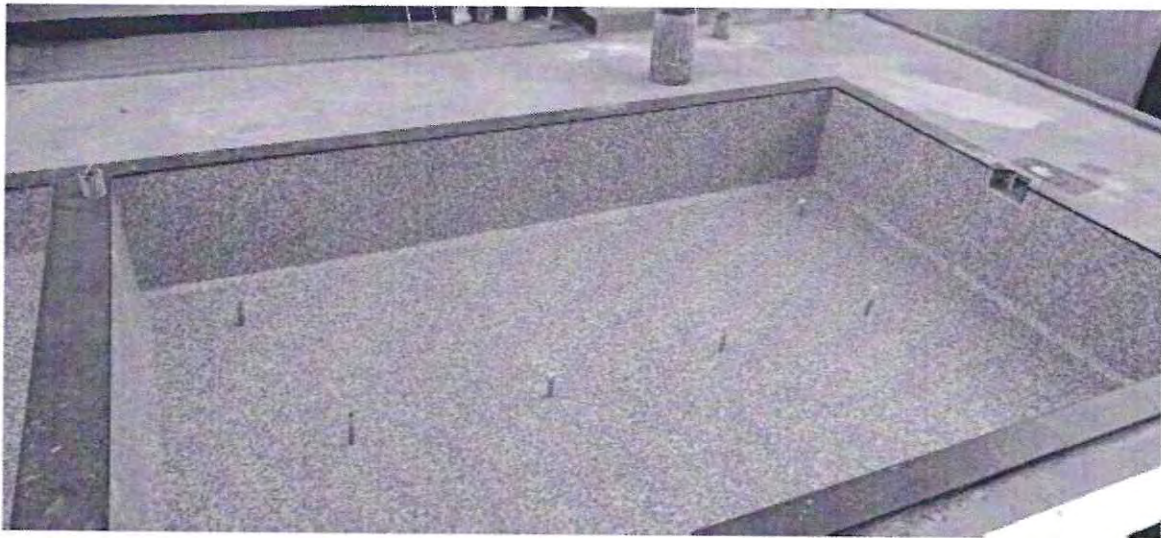
**A & B WING –
SOUTH SIDE**



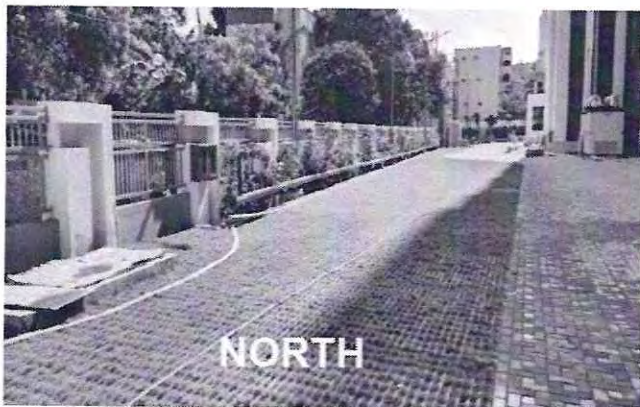
**C WING
SIDE**



Meditation room, Gym and Indoor Game area



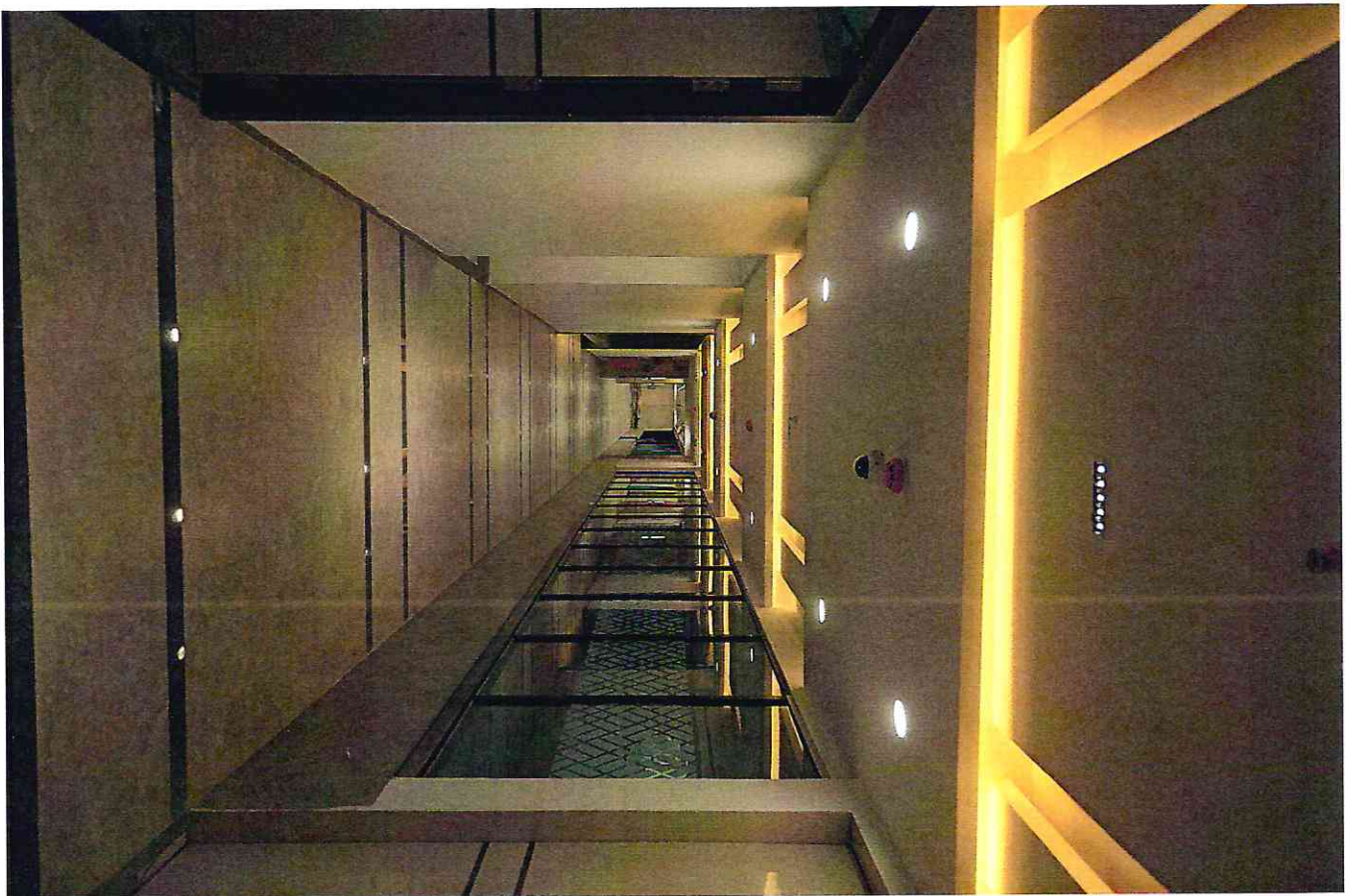
Swimming Pool Tiling work

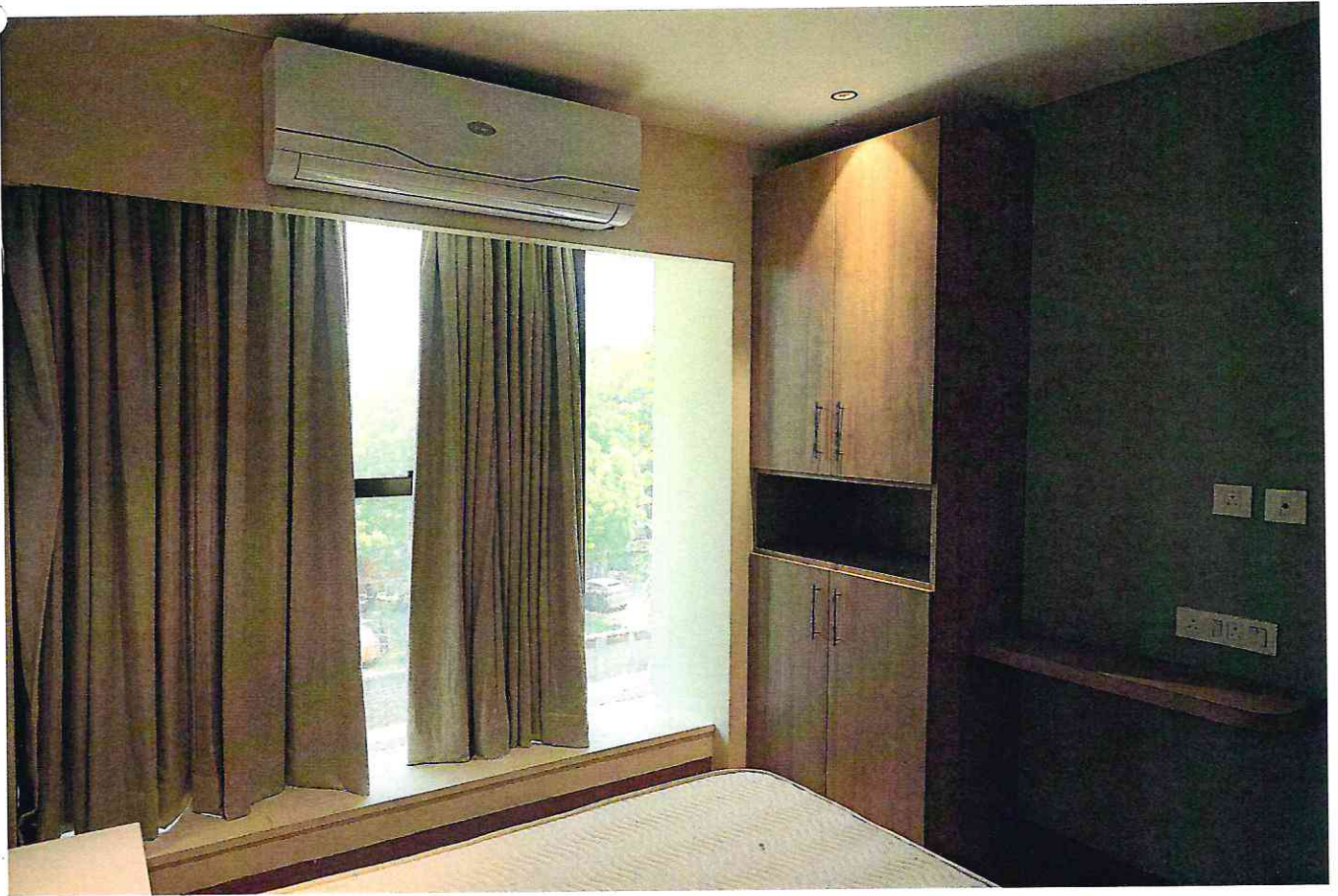


Paver & Landscape work

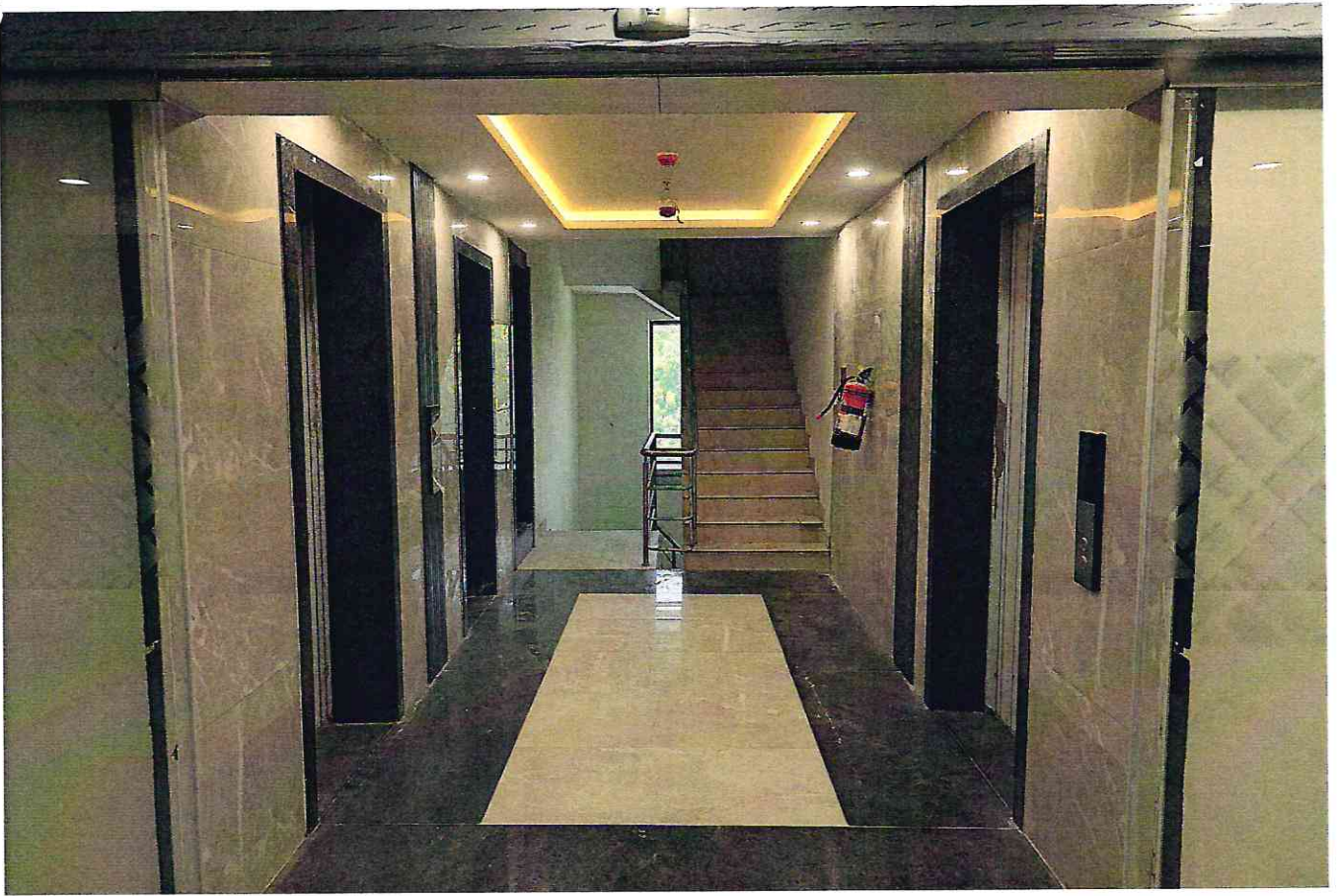
Paver and Landsc



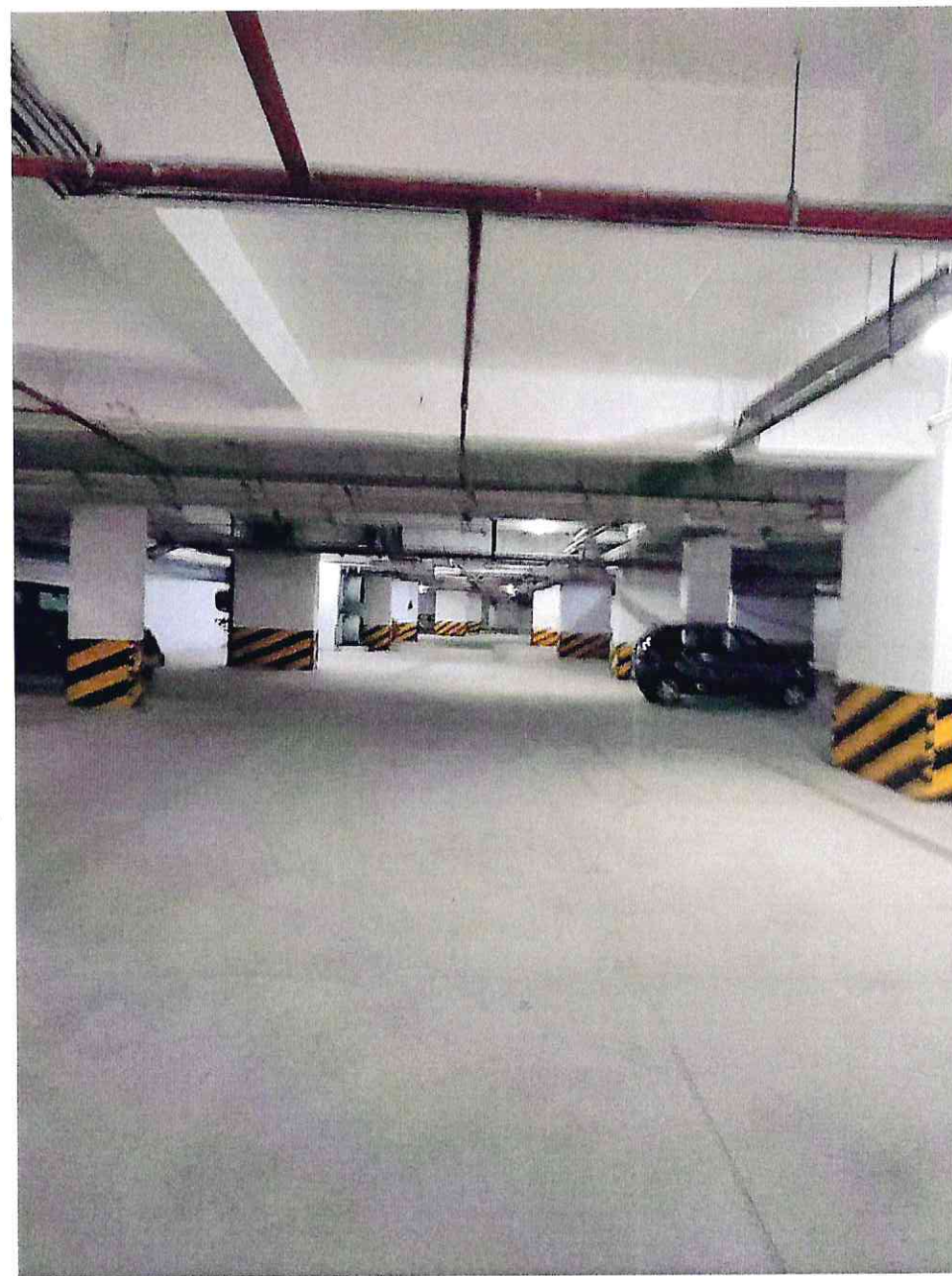
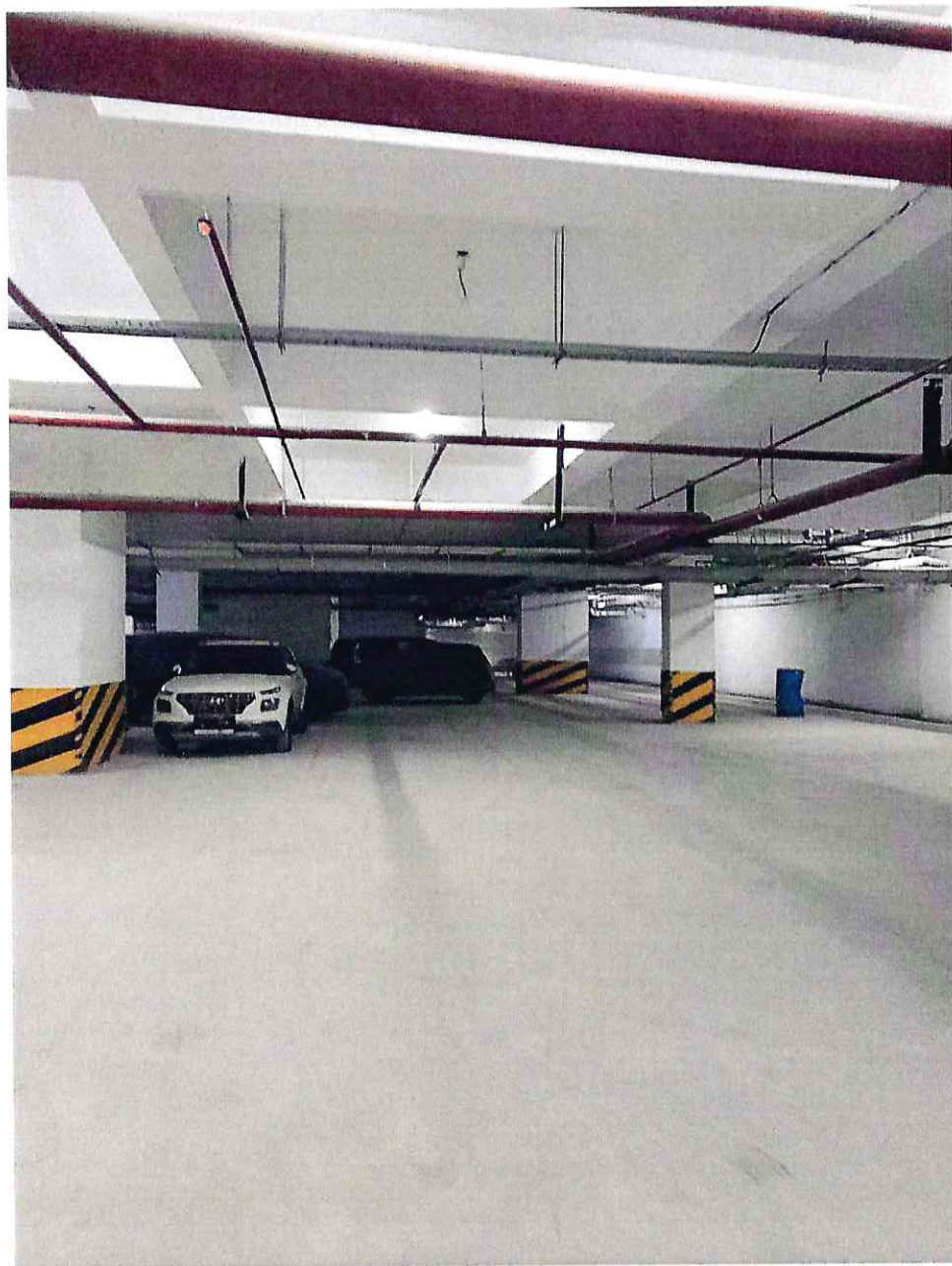


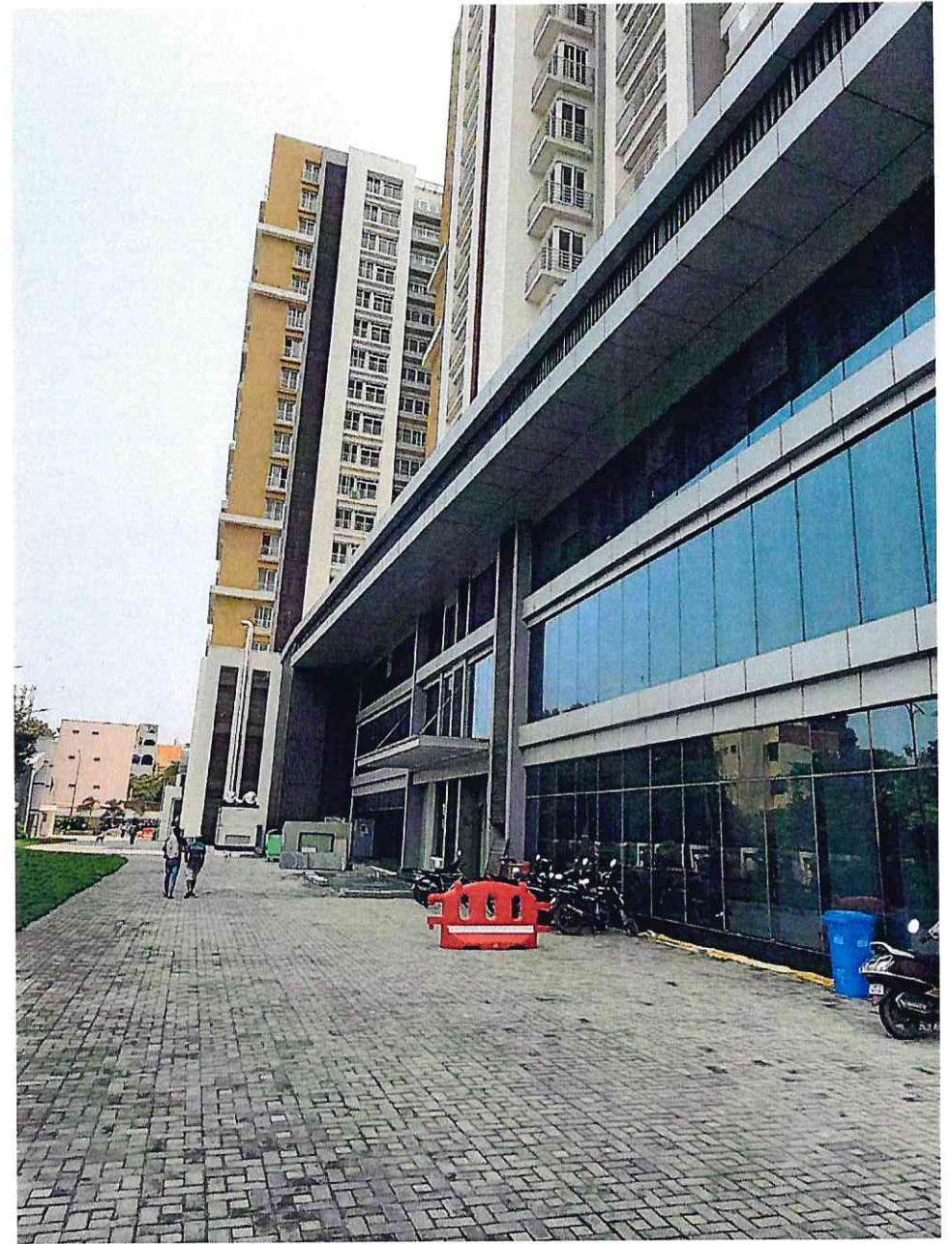




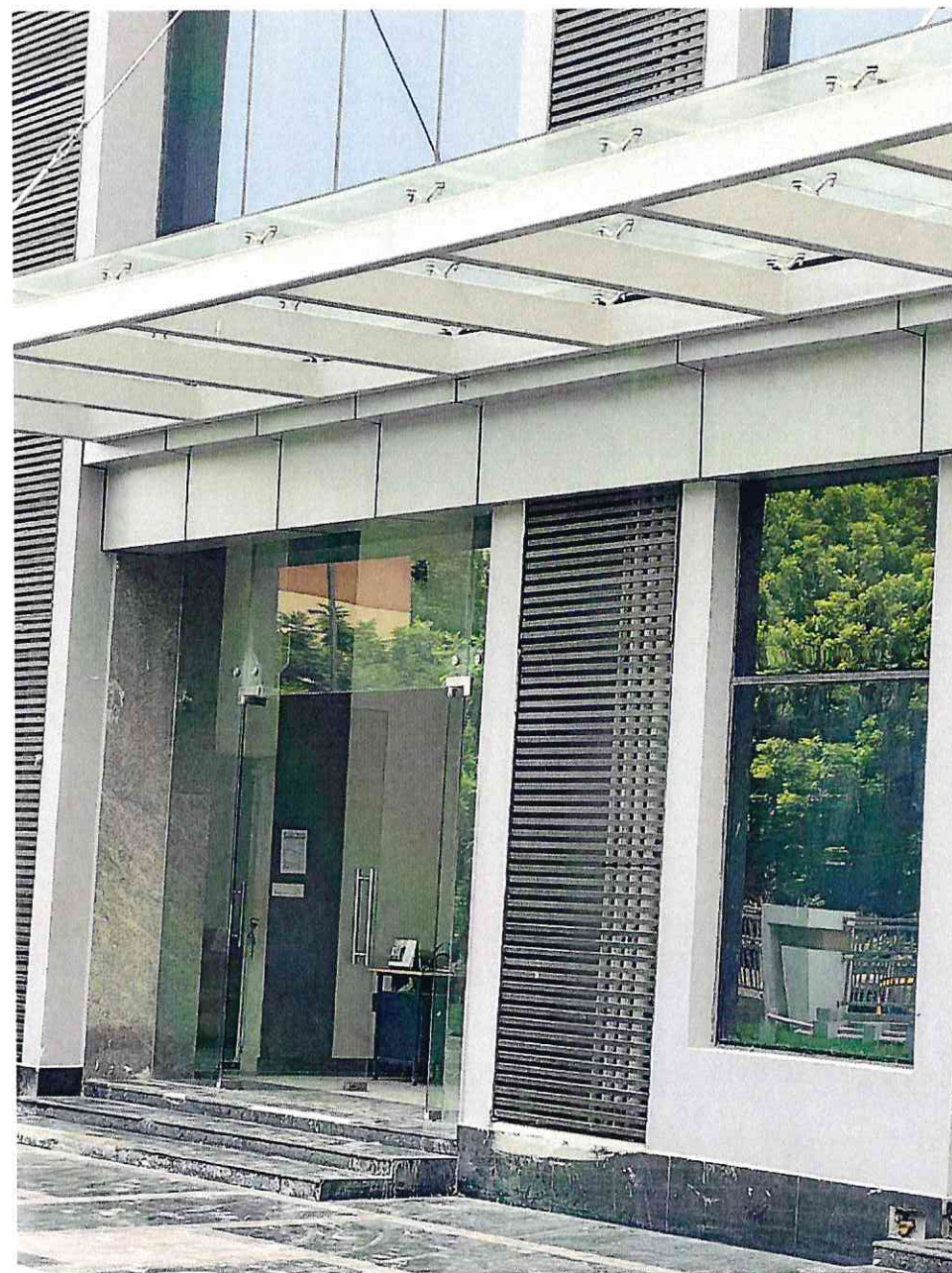




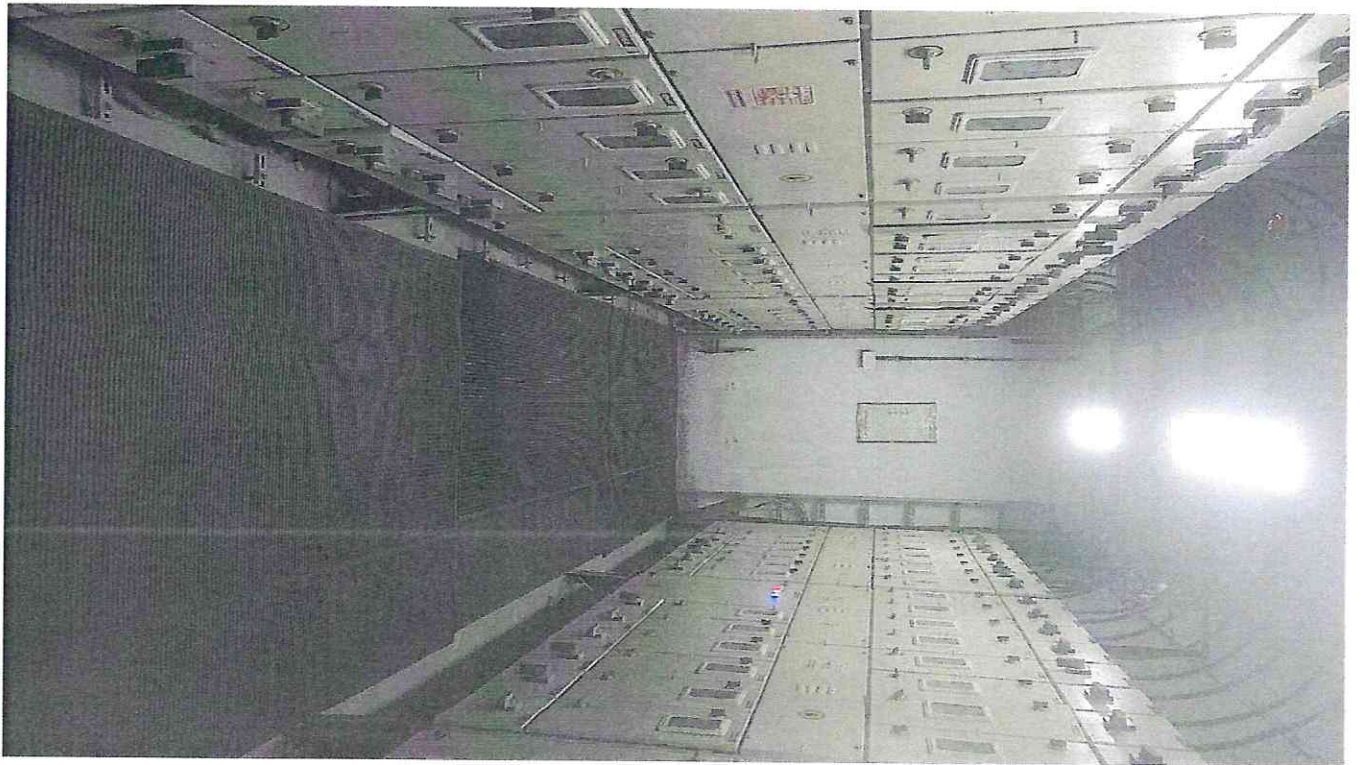




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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



29

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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No. CMDA/CC/HRB/N-I/008/2023

Dated: 17-03-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Multi-Storied building of Combined Double Basement Floor + Combined Ground floor + Combined First floor & 2nd Floor + Service Floor + 3rd to 18th Floor each in Tower – 1 & 2 of Commercial cum Residential building consisting of Shops, Theatres, Recreation area & Swimming Pool (closed) with 192 dwelling units and a Temple building with Ground Floor on rear side at the premises abutting Wall tax Road known as V.O.C. Salai and Peddu Naicken Street, V.O.C. Nagar, Kondithope, R.S. No.120/4, Block No.2 of V.O.C. Nagar, Chennai – 79 within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission No. C/PP/MSB/29 A to V/2017 in letter No.C3(N)/17807/2015 dated 17.07.2017 in Planning Permit No.11156 availing with Premium FSI. (Government Letter (Ms) No.67 H&UD (UD - I) Dept., dt.29.02.2016)
 2. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenai Road, Saidapet, Chennai-15 in letter No. SEIAA/TN/F.4328/EC/8(a)/415/2015 dated 02.11.2015.
 3. TNRERA/11281/2022 and registration in Form 'C' No.TN/29/Building/0164/2017 issued in letter No. TNRERA/562/2017 dated 03.11.2017.
 4. Completion Certificate Application received from the applicant on 06.01.2023.
 5. Compliance certificate issued by DF&RS in D.Dis. No.19410/C1/2022, C.C. No.93/2022 dated 29.12.2022 (Wing A & B Tower-1 and Wing - C Tower-2).
 6. This office letter even no. dated 13.03.2023 addressed to the applicant.
 7. Applicant letter dated 15.03.2023 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0023081, dated 15.03.2023.

This is to certify that M/s. Ratnapuri Constructions Pvt. Ltd, rep. by its Managing Director Thiru.C.Kiran Jain has constructed Multi-Storied building of Combined Double Basement Floor + Combined Ground floor + Combined First floor & 2nd Floor + Service Floor + 3rd to 18th Floor each in Tower – 1 & 2 of Commercial cum Residential building consisting of Shops, Theatres, Recreation area & Swimming Pool (closed) with 192 dwelling units and a Temple building with Ground Floor on rear side at the premises abutting Wall tax Road known as V.O.C. Salai and Peddu Naicken Street, V.O.C. Nagar, Kondithope, R.S. No.120/4, Block No.2 of V.O.C. Nagar, Chennai – 79 within the limit of Greater Chennai Corporation Planning Permission sanctioned by CMDA in P.P. No. C/PP/MSB/29 A to V/2017 in letter

/pto/

(31)

No.C3(N)/17807/2015 dated 17.07.2017 in Planning Permit No.11156 availing with Premium FSI was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I / 068 /2023, dated: 17-03-2023.**

3. This Completion Certificate is issued 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. However, 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,

J. Jayaraj 17/3/23
for MEMBER-SECRETARY
J.B.
17.3.23

Copy to:

1. ~~M/s. Ratnapuri Constructions~~
Pvt. Ltd,
Rep. by its Managing Director,
Thiru.C.Kiran Jain,
Old No.16, New No.155,
Present Door No. (New) No.29,
Wall tax Road, Chennai-29.

(With a request to obtain consent to operate (CTO) as per applicable rules from TNPCB)

2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form 'F' No.TNRERA/11281/2022 and registration in Form 'C' No.TN/29/Building/0164/2017 issued in letter No. TNRERA/562/2017 dated 03.11.2017. The registration shall be **valid till 30.09.2023.**

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
along with O/o.No.1/2023 dated
12.01.2023 particulars

(For Refund of SD for building & DB).

4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

Note:

- (i) The Original Cash Receipt for the Security Deposit shall be 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.
- (iii) Swimming Pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent authority as per G.O. Ms. No.97, MAWS Dept., dated 07.07.2015 and undertaken given by the applicant.

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FORM - 4

ARCHITECT'S CERTIFICATE

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

Date : 17.04.2023

TO

M/s.Ratnapuri Construction Pvt.Ltd.,
New No.29(Old No.16),
Wall Tax Road (V.O.C Salai),
Chennai - 600079.

Subject : Certificate of Completion of Construction work of Commercial cum Residential Building of the project (TNRERA Registration Number TN/29/Building/0164/2017 Dt.03/11/2017) situated on the building located in wall tax road known as V.O.C. salai and peddunaickan street, V.O.C.Nagar, kondithope, R.S.No.120/4, Block No.2 of V.O.C.Nagar, chennai-600 079, measuring 9238.94 sq.m.area being developed by M/s.Ratnapuri Construction Pvt.Ltd.,

Sir,

I have undertaken assignment as Architect of certifying completion of construction works of Commercial cum Residential Building situated on the building located in wall tax road known as V.O.C. salai and peddunaickan street, V.O.C.Nagar, kondithope, R.S.No.120/4, Block No.2 of V.O.C.Nagar, chennai-600 079, measuring 9238.94 sq.m.area being developed by M/s.Ratnapuri Construction Pvt.Ltd.,

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

- (i) Tmt.Varsha Jain as Architect
- (ii) Thiru.Hiten Ramanlal Mahimtura as Structural Consultant
- (iii) Thiru.Sampath & Thiru.Umash as MEP Consultant
- (iv) Thiru.Hitesh R Shah as Site Supervisor / Clerk of Works

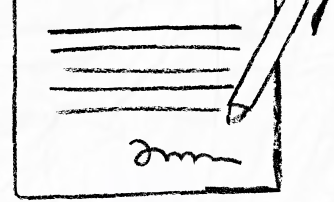
Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Commercial cum Residential Building has been completed in all aspects.

The Commercial cum Residential Building is granted completion certificate bearing number **C.C.No.EC/North-I/068/2023, dated:17/03/2023** by CMDA (Competent Authority).

Yours Faithfully,

VARSHA P. JAIN (B. ARCH)
ARCHITECT & INTERIOR DESIGNER
REGD No. CA/95/18498
COUNCIL OF ARCHITECTURE
A.R. COMPLEX FIRST FLOOR,
1090, P.H. ROAD, CHENNAI 600 084

(Tmt.Ar.VARSHA JAIN)
(Reg.No.CA/95/18498)



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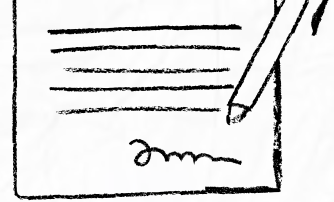
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Vastu & Property Management Tools

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