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Date: 18.01.2019

To
The Real Estate Regulatory Authority,
1st Floor, No.1-A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008,
Tamilnadu.

Sir,

Subject: Quarterly Update of Project “EMPIRE” at Perambur

Ref: 1.Housing and Urban Development [UD1 (2)] Department G.O.(Ms) No.112, Dated :
22.06.2017

2. Project Registration Number TN/29/Building/0003/2017, Dt: 03.08.2017

With reference to the above we wish to inform that we had completed the construction of the residential apartment “EMPIRE” at T.S.No:503/1, in Block No-26, Perambur village, Perambur Taluk, Chennai district, Tamil Nadu. A copy of the completion certificate is enclosed for your reference.

We request to acknowledge the same.

Thanking you.

Yours truly,

For M/s. Radiance Realty Developers India Ltd


Authorized Signatory

Enclosure details:

Annexure - A: Project Completion Certificate



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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

Letter No.EC/N-I/18603/2018

Dated: 30-11-2018

Sir,

Sub: CMDA - Enforcement Cell (North-1) - Completed construction of Residential Group Development of MSB with Block A & Block C comprises Stilt floor + 8 floors, Block No.B, D & E comprises Stilt floor + 7 floors; Block F comprises of GF + FF (Swimming pool in GF & Gym in First Floor) totally 274 dwelling units (including 42 LIG units) in T.S. No.503/1 in Block No.26 of Perambur village, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. C/PP/MSB/65 (A to G)/2016, in Letter No.C3(N)/8196/2016 dated 22.11.2016, Planning Permit No.11111 (Govt. letter Ms. No.141 H&UD (UD-I) Dept. dated 29.8.2016).
 2. Environmental Amendment from State Level Environment Impact Assessment Authority TN in Lr. No.SEIAA-TN/F-5547/EC(8a)/488/2016 dated 29.08.2016.
 3. Completion Certificate Application letter dated 12.10.2018 received on 15.10.2018.
 4. Compliance report issued by DF&RS in D.Dis No.16303/C1/2018, C.C. No.49/2018 dated 05.10.2018
 5. Compliance report of Environment Clearance issued by the Govt. of India, Ministry of Environment, Forest & Climate Change Regional Office (South Eastern Zone), Nungambakkam, Chennai 600 034 in letter No.F. No.EP/12.1/SEIAA/20]7-18/57/TN/1629 dated 11.10.2018
 6. This office letter even no. dated 28.11.2018
 7. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B008573 dated 29.11.2018.

This is to certify that M/s. Radiance Reality Developers India (GPA) have constructed Residential Group Development of MSB with Block A & Block C comprises Stilt floor + 8 floors, Block No.B, D & E comprises Stilt floor + 7 floors; Block F comprises of GF + FF (Swimming pool in GF & Gym in First Floor) totally 274 dwelling units (including 42 LIG units) in T.S. No.503/1 in Block No.26 of Perambur village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. C/PP/MSB/65 (A to G)/2016, in Letter No.C3(N)/8196/2016 dated 22.11.2016, Planning Permit No.11111 (Govt. letter Ms. No.141 H&UD (UD-I) Dept. dated 29.8.2016).. The building 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 Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I/ 379 /2018 dated: 30-11-2018.

3. The 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. 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. Jayalalitha 30/11/18

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

30/11/18

Copy to:

1. M/s. Radiance Reality Developers India (GPA)
No.480, Anna Salai
Nandanam
Chennai 600 035
2. The Principal Secretary to Govt.,
Housing & Urban Dev. Dept.
& Chairman, TNRERA
CMDA – Tower-II(1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA (For Refund of Security Deposit for Building & Display Board); Bank Guarantee from Kotak Mahindra Bank Ltd., dated 16.11.2016, Anna Salai Branch in B.G. No.0462OBG16015041 dated 16.11.2016 valid up to 16.11.2019 for building)
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.



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

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OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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