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3/350/2 Mettukuppam,
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Chennai, India

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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	M/s VARTHINI FOUNDATIONS
Project Name	:	KESAV TOWER
Project Registration No	:	TN/29/Building/0093/2017 Dt:04/10/2017
Quarter Ending	:	

A. Sales

Sl. No.	Description	No.	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	8	8568 sq ft
2.	Parking Lots	--	9
3.	UDS Registered in Sq.m.	8	6050 sq ft

B. Construction

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

C. Details of Clearances

1. Completion Certificate No. EC/Central-II/ 264/2018 dated 14-08-2018
(only CC No. in Text Format)
1. Compliance Report, if any (Kindly Specify) NA (in PDF Format)
2. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ATTACHED (in PDF Format)

Note: Report the above particulars under "Registered Projects" in www.tnrera.in

Proposed Residential Building At Door no.31, 48th Street, Ashok Nagar, Chennai.

11.08.2017

Area Statement

S.No	Flat Name	Plinth area	common area @17%	Sale area	Carpet area
1	1A	1205	205	1410	1071
2	2A	1205	205	1410	1071
3	3A	1205	205	1410	1071
4	4A	1205	205	1410	1071
5	1B	1205	205	1410	1071
6	2B	1205	205	1410	1071
7	3B	1205	205	1410	1071
8	4B	1205	205	1410	1071
Common Area					
lobby carpet area Each floor - 67 SQ.FT.					



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/C-II/13227/2018

Dated: 14-08-2018

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt floor + 4 floors Residential Building with 8 dwelling units at Plot No.B-60, Old Door No.13, New Door No.31, 48th Street, Ashok Nagar, Chennai 600 083 in T.S. No.65, Block No.56 of Kodambakkam village, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. Planning Permission issued in No. B/Spl.Bldg./106/2017, in Letter No.BC1/18653/2016 dated 05.04.2017, Planning Permit No.11350
 2. Completion Certificate Application letter dated 26.7.2018
 3. This office letter even no. dated 9.8.2018
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-007917 dated 13.8.2018

This is to certify that Tmt. N. Shamala has constructed Stilt floor + 4 floors Residential Building with 8 dwelling units at Plot No.B-60, Old Door No.13, New Door No.31, 48th Street, Ashok Nagar, Chennai 600 083 in T.S. No.65, Block No.56 of Kodambakkam village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. B/Spl.Bldg./106/2017, in Letter No.BC1/18653/2016 dated 05.04.2017, Planning Permit No.11350. 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/Central-II/ 264 /2018 dated: 14-08-2018.

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,

P. S. S. S. S. S.
16/8/2018
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

1. Tmt. N. Shamala
No.31, 48th Street
Ashok Nagar
Chennai 600 083
- 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)
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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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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Compliance & Special Services

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

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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

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