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Project - Quarterly Progress Report

Promoter's Name	:	QUINCE LIVERAS PROPERTIES LLP.
Project Name	:	CORAL.
Project Registration No	:	B/SPL B-09/153/2015.TN/29/BUILDING/0141,
Quarter Ending	:	(March / June / September / December) Year 20...19

2018.

A. Sales

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

B. Construction

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

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

C. Details of Clearances

- Completion Certificate No. Applied (only CC No. in Text Format)
- Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
- Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

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

Note: Mail the 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, TNEB,
Anna Salai, Chennai-600 002.
- 2) The Managing Director,
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai-600 002

Letter No. EC/S-II/3553/2020

Dated: 28-07-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor + 3 Floors Residential Building with 12 Dwelling Units availing premium FSI at Old S.No.317/1, T.S. No.1/99, Block No.189 of Velachery village, Plot No.18, Muthukrishna Road, Bhuvanewari Nagar, Velachery, Chennai 600 042 within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/Spl.Bldg./153/2015 Permit No.9154 in letter No.B1/6271/2014 dated 12.06.2015.
 - 2) Completion Certificate Application from Tvl.S. Ponnuswamy & G. Jayajothi (alias) G. J. Jothi dated 04.03.2020
 - 3) This office letter even No. dated 22.06.2020.
 - 4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016603 dated 30.06.2020.

This is to certify that Tvl.S. Ponnuswamy & G. Jayajothi (alias) G. J. Jothi have constructed Stilt Floor + 3 Floors Residential Building with 12 Dwelling Units availing premium FSI at Old S.No.317/1, T.S. No.1/99, Block No.189 of Velachery village, Plot No.18, Muthukrishna Road, Bhuvanewari Nagar, Velachery, Chennai 600 042 within the limit of Greater Chennai Corporation sanctioned vide Planning Permission No. B/Spl.Bldg./153/2015 Permit No.9154 in letter No.B1/6271/2014 dated 12.06.2015. It 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/South-II/ 117 /2020 dated 28-07-2020.

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,

 28/7/2020

for MEMBER-SECRETARY

Copy to:

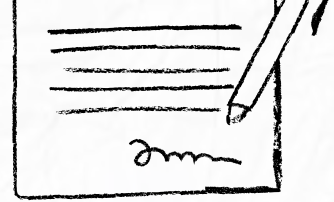
1. Tvl.S. Ponnuswamy & G. Jayajothi
(alias) G. J. Jothi
No.12/20, Railway Colony 1st Street
No.5, A.R. Flats, Nelson Manickam Road
Aminjikai
Chennai – 600 029

 28/7

2. The Chairperson, (Your Ir. No.TNRERA/A3/2719/2020 dated 16.7.2020)
TNRERA, CMDA Tower-II,
1st Floor,
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA 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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Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



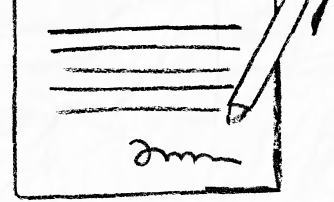
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Ownership, Compliance & Legal Verification

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

Forms & Templates, Document Generator, Document Translation, Dictionary



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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