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Project - Quarterly Progress Report

Promoter's Name	:	GOLDEN HOMES PRIVATE LIMITED
Project Name	:	PLATINUM - 63
Project Registration No.	:	TN/02/BUILDING/0154/2018
Quarter Ending	:	JUNE-2021

A. Sales

S.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 slots	-	-
3	UDS Registered in Sq. MTR.	-	-

B. Construction

S.No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	Completed in all respects. Completion obtained by CMDA.
2.	Status of common Amenities for each block/Tower, item wise	-	-

S.No.	Description	Status
1.	Percentage of completion	
	i) Physical	100%
	ii) Financial(Enter Anticipated project cost in Lakhs)	100%

C. Details of clearance

1. Completion certificate no: EC/North-II/122/2021 dated: 30.04.2021 issued by the Member Secretary, Chennai Metropolitan Development Authority attached
2. Form 4 architect's certificate Attached
3. Form 7 Annual report on Statement of accounts attached.
4. Site latest photo attached.

For GOLDEN HOMES PVT. LTD.

P. Subash
Authorised Signatory





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/NHRB/N/96/2021

Dated: 30-04-2021

Sir,

Sub: CMDA - Enforcement Cell (North-II) - Completed construction of Stilt floor + 3 floors + 4th Floor (part) Residential Building with 10 dwelling units at TNHB Block No.63, Platinum Apartments, Industrial Estate Road, (Thirumangalam Road), Anna Nagar West Extension, Chennai - 101 in Old S.No. 282(part) & 283(part), T.S. No.165/4, Block No.42, Ward-'I' of Padi village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/Spl.Bldg /295/2017, in letter No. B3/9433/2016 dated 25.10.2017 in Planning Permit No. 11640.
 2. Completion Certificate Application received from the applicant on 25.03.2021.
 3. This office letter even no. dated 16.04.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0019099, dated 26.04.2021.

This is to certify that M/s.Golden Homes Pvt. Ltd., GPA of Tvl. S.Mohanakrishnan & others have constructed Stilt floor + 3 floors + 4th Floor (part) Residential Building with 10 dwelling units at TNHB Block No.63, Platinum Apartments, Industrial Estate Road, (Thirumangalam Road), Anna Nagar West Extension, Chennai - 101 in Old S.No. 282(part) & 283(part), T.S. No.165/4, Block No.42, Ward-'I' of Padi village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/Spl.Bldg /295/2017, in letter No. B3/9433/2016 dated 25.10.2017 in Planning Permit No. 11640 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-II /121/2021, dated: 30-04-2021.

//pto//

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,

Skumb
30.04.2021
for MEMBER-SECRETARY

A
30/4/21

Copy to:

- 1 M/s.Golden Homes Pvt. Ltd.,
GPA of Tvl. S.Mohanakrishnan &
others, No.AC-63, 5th Avenue,
Anna Nagar,
Chennai-40.
- 2 The Chairperson, TNRERA [TNRERA letter No. TNRERA/7819/2019 in
CMDA – Tower-II (1st Floor), registration No. TN/02/building/0154/2018 dated
No.1-A Gandhi-Irwin Bridge Road, 10.05.2018 valid for the period of 31.05.2021.]
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(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.

K. RAJA, B.E
CMDA REGD NO-RE/GR-I/19/02/008
CHENNAI CORPORATION REGD NO-RE100432019
Licensed Surveyor No.1546 – Class I

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of 10 dwelling units)

Date: 11.08.2021

To

Golden Homes Private Limited
Ac-63, 5th Avenue, Anna Nagar
Chennai - 600 040.

Subject: Certificate completion of Block No.63, residential building with 10 dwelling units TNRERA Regn. Number TN/02/Building/0154/2018 dated: 09/05/2018 situated at no.63, Platinum apartments, industrial estate road, thirumangalam road, anna Nagar west extn, chennai - 600 101. Survey no: 282 part, 283 part, 283 part, T.S.No.165/4, Block No.42, Ward No 1 of Padi Village, Ambattur Taluk, Thiruvallur District. Admeasuring 1213.84 sq.mts area being developed by Golden Homes Private Limited.

Sir,

I hereby undertaken assignment as Architect of certifying completion of Block No.63, residential building with 10 dwelling units TNRERA Reg Number TN/02/Building/0154/2018 dated: 09/05/2018 situated at no. 63, Platinum apartments, industrial estate road, anna Nagar west extn, chennai - 600 101. Survey no: 282 part, 283 part, 283 part, T.S.No 165/4, Block No.42, Ward No.1 of Padi Village, Ambattur Taluk, Thiruvallur District. Admeasuring 1213.84 sq.mts area being developed by Golden Homes Private Limited as per the cmda approved plan

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

- (i) Mr. Raja as Architect.
- (ii) Mr. Raman as Structural Consultant.
- (iii) Mr. Vignesh as Engineer.
- (iv) Mr. Suresh as Site Supervisor

Based on Completion Certificate received from Structural Engineer, Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that block no: 63 project has been completed in all aspects. The project block no: 63, residential building with 10 dwelling units TNRERA Regn. Number TN/02/Building/0154/2018 dated: 09/05/2018 situated at no. 63, Platinum apartments, industrial estate road, thirumangalam road, anna Nagar west extn, chennai - 600 101. Survey no: 282 part, 283 part, 283 part T.S.No 165/4, Block No.42, Ward No.1 of Padi Village, Ambattur Taluk, Thiruvallur District is granted completion certificate bearing number: EC/North-II/122/2021 dated: 30.04.2021 issued by the Member Secretary, Chennai Metropolitan Development Authority.

Yours Faithfully,



K. RAJA, B.E
CMDA REGD NO-RE/GR-I/19/02/008
CHENNAI CORPORATION REGD NO-RE100432019
Licensed Surveyor No.1546 – Class I
Corporation of Chennai
Door No: 31/14 II Floor Cenotaph Road I Street
Alwarpet Chennai - 600018.

Platinum 63 Apartments

Project photographs

Southern Side elevation



Western Side elevation



Northern Side Elevation



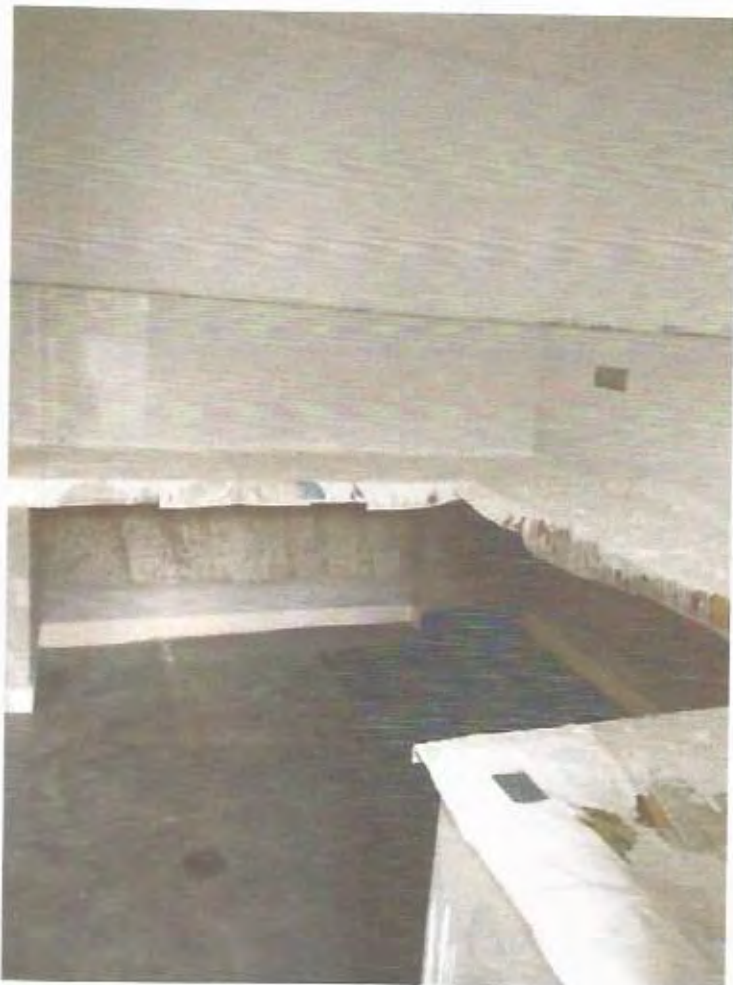
Eastern side Elevation



Hall including window



Kitchen



Bathroom including ventilator



Terrace weathering course



All side compound wall with gate



Rain water harvesting open & closed photos



Sump open & closed photos



Display board

BLOCK 63, PLATINUM APARTMENTS APPROVAL DETAILS

1. Name and Address of the Promoter/Developer/Owner	GOLDEN HOMES (P) LTD., AC-63, 5th Avenue, Anna Nagar, Chennai - 600 040.
2. Name and Address of the Project	Block No:63, Platinum Apartments, Amballur Estate Road, Anna Nagar West Extension, Chennai - 600 101.
3. Name and Address of the Architect	MR.K. RAJA, 31/14, Cenotaph Road, 1st Street, Alwarpet, Chennai - 600 018.
4. Name and Address of the Structural Consultant	MR.P. RAMAN, SS Manian's Apartment, 5/13, Thambiah Road Estn., West Mambalam, Chennai - 600 033.
5. Type of Construction Permitted/As per the Approved Plan	Special Building, Still+3 Floors + 4 Floor(part)
6. Details of Approval	
a) CMDA File No. & Date.	B3/9433/2016 & 25/10/2017
b) CMDA Planning Permit No. & Date.	B/Spl.Bldg./295/2017, Permit No: 11640, Dated 25.10.2017
c) Corporation Building Permit No. & Date	CEBA/WDCN07/00363/2017
7. No. of Blocks	01 No.
8. No. of Floors	Still + 4 Floors
9. Details of Set back space provided as per Approved plan	
a) Front	6.00 m
b) Rear	4.37 m
c) Side (E)	4.00 m
d) Side (W)	4.03 m
10. No. of Car Parking as per Approved Plan	11 No.
11. Rera Registration Number	TN/02/Building/0154/2018

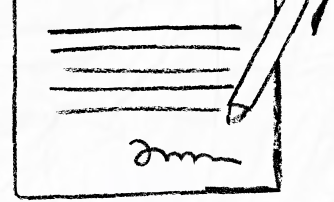


GOLDEN HOMES

Building Luxury



4600 4600



our services doesn't just end there



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Legal & Documentation Services

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Property Development & Approvals

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



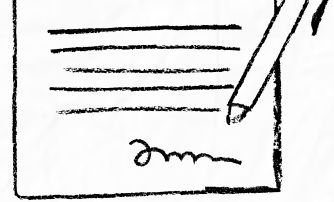
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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



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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