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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	Mrs Priyathamma & Janaki
Project Name	:	Kathuri's Serenity
Project Registration No	:	TN/01/Building/0279/2018
Quarter Ending	:	September 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)	8	10524
2.	Parking Lots	9	
3.	UDS Registered in Sq.m.	520	

B. Construction

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

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

C. Details of Clearances

1. Completion Certificate No. EC/S-II/20779/2018 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NA (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 : **Enclosed** (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) : **Enclosed** (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

Phone : 28414855

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

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, 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/20779/2018 **Dated: 11-12-2018**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Ground Floor + 3 Floors (with Premium FSI) Residential Building with 8 Dwelling Units at Plot No.349 & 350, Vallalkari Street and Padmavathi Street, Srinivasa Nagar, Madipakkam, Chennai-91, Sholinganallur Taluk, Kancheepuram District comprised in Old S.No.93/3, New S.No.93/43, 93/44, Madipakkam Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref: 1) CMDA Planning Permission No.B/Spl.Bldg.,/189/2015 Permit No.9190 in letter No.B1/1086/2015 dated 15.07.2015
2) Completion Certificate Application from Tmt. V. Priyathama & R. Janaki dated 19.11.2018
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B008617 dated 05.12.2018

*****

This is to certify that Tmt. V. Priyathama & R. Janaki have completed the construction of Ground Floor + 3 Floors (with Premium FSI) Residential Building with 8 Dwelling Units at Plot No.349 & 350, Vallalkari Street and Padmavathi Street, Srinivasa Nagar, Madipakkam, Chennai-91, Sholinganallur Taluk, Kancheepuram District comprised in Old S.No.93/3, New S.No.93/43, 93/44, Madipakkam Village within Greater Chennai Corporation limit sanctioned vide CMDA Planning Permission No. B/Spl.Bldg.,/189/2015 Permit No.9190 in letter No.B1/1086/2015 dated 15.07.2015. 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/390/2018 dated 11-12-2018.**

p.t.o.

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,

11/12/18

for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

11/12/18

Copy to:

1. Tmt. V. Priyathama & R. Janaki,
   No.33/15, Cenotaph 1st Street,
   Teynampet, Chennai – 600 018

2. The Principal Secretary to Government,
   H&UD Department & Chairman TNRERA
   CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008

3. The Deputy Financial Analyst
   Finance Division, CMDA (For Refund of Security Deposit for Building and Display Board)

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

Note:

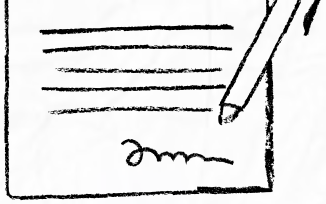
(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant

(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.


NOKIA


Kasthuri's Serenity
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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

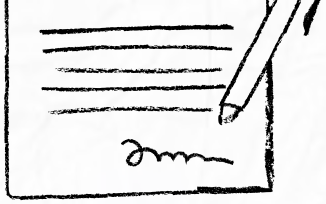
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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

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

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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