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Project - Quarterly Progress Report

Promoter's Name	**:**	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	**:**	RADIANCE RAJSHRI
Project Registration No	**:**	TN/29/Building/0356/2018, Dt : 10/12/18
Quarter Ending	**:**	30.06.2020

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)	5	5783 Sq.ft
2.	Parking Lots	5	
3.	UDS Registered in Sq.mt	4	85.00 Sq.mt

B. Construction

Sl. No.	**Description**	**Block/Tower No.**	**Status**
1.	Stage of construction of each Block/Tower, Floor wise	Stilt floor+ Four Floors with 8 no's of dwelling units	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	408.00

C. Details of Clearances

1. Completion Certificate No. - - Enclosed
2. Compliance Report, if any (Kindly Specify) - Nil
3. Annual Audit Report of Special Account in Form 7 - Enclosed

D. Latest Photo with Date (At least from 2 angles) - Enclosed

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

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	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/3692/2020 Dated:08 -06-2020

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 4 floors Residential building with 8 dwelling units at Plot No.57, Old Door No.17, New Door No.16, Crescent Park Street, T. Nagar, Chennai – 600 017, comprised in Old S.No.111/9 Part, S.No.6345 Part, T.S. No.9292, Block No.139 of T. Nagar Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/Spl.Bldg./237/2018, dated 15.10.2018 in Letter No.BC1/14352/2018, dated 15.10.2018, Planning Permit No.12246
2. Completion Certificate Application dated 05.03.2020, received on 06.03.2020
3. This office letter even no. dated 29.05.2020 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016496, dated 05.06.2020.

****

This is to certify that **M/s. Radiance Realty Developers India Ltd.,** have construction of Stilt Floor + 4 floors Residential building with 8 dwelling units at Plot No.57, Old Door No.17, New Door No.16, Crescent Park Street, T. Nagar, Chennai – 600 017, comprised in Old S.No.111/9 Part, S.No.6345 Part, T.S. No.9292, Block No.139 of T. Nagar Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./237/2018, dated 15.10.2018 in Letter No.BC1/14352/2018, dated 15.10.2018, Planning Permit No.12246. 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 /78 /2020, dated:08-06-2020.**

/pto/

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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,

8/6/2020

for **MEMBER-SECRETARY**

8.6.2020

Copy to:

1 **M/s. Radiance Realty Developers India Ltd.,**
No.480, Anna Salai, Khivraj Complex – II
6th Floor, Nandanam, Chennai – 600 035.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
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.

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FORM-4

ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 30.06.2020

To
M/s.Radiance Realty Developers India Ltd
No.480, Anna Salai, Khivraj Complex – II,
VIth Floor, Nandanam, Chennai – 600 035,
Tamil Nadu, India.

Subject: Certificate of Completion of Construction Work of the project RADIANCE RAJSHRI, (TNRERA Registration Number TN/29/Building/0356/2018, Dt: 10.12.2018) situated in Plot No.57, Door No. (Old No.17), New No.16, Cresent Park Street, T.Nagar, Old S.No.111/9 part, T.S.No.9292, Block No.139 Tamil Nadu Demarcated by its boundaries 13° 02'16.7" to the North, 80°14'17.3" to the East T.Nagar Village, Mambalam – Guindy Taluk, Chennai District, PIN 600 017 measuring 689.69 sq.mts. Area being developed by M/s.Radiance Realty Developers India Ltd

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of residential Building situated in the Plot No.57, Door No. (Old No.17), New No.16, Crescent Park Street, T.Nagar, Chennai – 600 017, Old S.No.111/9 part, T.S.No.9292, Block No.139 of T.Nagar Village, Mambalam – Guindy Taluk, Chennai District, Tamil Nadu , measuring 689.69 sq.mts. Area being developed by M/s.Radiance Realty Developers India Ltd

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

   (i)Thiru A.Venkatakrishnan as Architect/Engineer

   (ii)Thiru C.Kannan as Structural Engineer

   (iii)M/s Sumanam Engineering Services Pvt Ltd as MEP consultant

   (iv)Thiru D.Veeramani as Site Engineer

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that the residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/Central-II/78/2020 dated 08.06.2020 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

A. VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41,
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. PH: 044 - 2457 2457

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T/ +91 44 2457 2457

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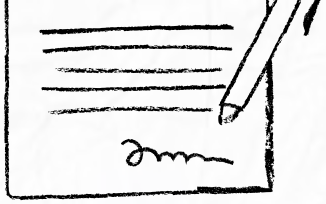
Front Elevation

Set back view



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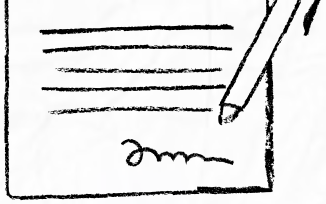

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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