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Project - Quarterly Progress Report

Promoter's Name	:	SHIVRAM ASSOCIATES
Project Name	:	BRINDAVAN KUNDRATHUR No.47/2.
Project Registration No	:	TN/01/0359/2018 dated:13.12.2018
Quarter Ending	:	September- 2019

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)	11 Residential flats , 1 commercial	953.508
2.	Parking Lots	6	75
3.	UDS Registered in Sq.m.	656	656

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	4	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	1	Completed

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

1. Completion Certificate No. **EC/Central-I/279/2018 dated: 29.08.2018** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. 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,
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 Commissioner
Kundarthur Panchyat Union
@ Padappai, Chennai 602 301

Letter No.EC/C-I/13713/2016

Dated: 29-08-2018

Sir,

Sub: CMDA - Enforcement Cell (Central-I) - Completed construction of Stilt + 4 floors residential building with 11 dwelling units and Departmental Store at Door No.47/2, Porur Main Road, Kundrathur, Chennai 600 069 in S.No.47/2, Kollacheri village, within the limit of Kundrathur Panchyat Union - Completion Certificate - Issued - Reg.

- Ref:
1. Planning Permission issued in No.B/Spl.Bldg./163/2016, in Letter No.BC1/14219/2014 dated 11.8.2016, Planning Permit No.11001
 2. Completion Certificate Application letter dated 23.7.2018
 3. This office letter even no. dated 07-08-2018.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-007940 dated 20.8.2018

This is to certify that Tmt. S. Hemaprasad, M/s. Shivram Associates, have constructed Stilt + 4 floors residential building with 11 dwelling units and Departmental Store at Door No.47/2, Porur Main Road, Kundrathur, Chennai 600 069 in S.No.47/2, Kollacheri village, within the limit of Kundrathur Panchyat Union sanctioned in Planning Permission No. B/Spl.Bldg./163/2016, in Letter No.BC1/14219/2014 dated 11.8.2016, Planning Permit No.11001. 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-I/ 279 /2018 dated: 29-08-2018.

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. d. m. m. m.
29/8/2018
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

1. Tmt. S. Hemaprasad
M/s. Shivram Associates
POA of tmt. A. Shyamala & Others
250/1, Kaliyamm Koil Street
Natesan Nagar
Virugambakkam, Chennai 600 032
- 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, STP & 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.

29.8.18



our services doesn't just end there



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



Legal & Documentation Services

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Property Development & Approvals

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



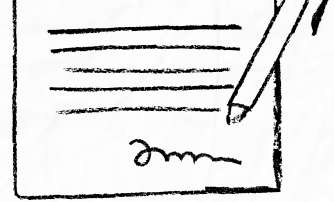
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Property Valuation & Cost Estimation

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



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

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