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3/350/2 Mettukuppam,
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Project - Quarterly Progress Report

Promoter's Name	:	GREEN LEAVES ESTATES & HOTELS.
Project Name	:	AALAM
Project Registration No	:	TN/01/BLDG/010/2019 dt 21/1/2019.
Quarter Ending	:	(June) Year 2020.

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	8 Eight	795.34 Sq.Mt
2.	Parking Lots	8 Eight	
3.	UDS Registered in Sq.m.		394.00 Sq.Mt

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	500 Lakhs

C. Details of Clearances

Completion Certificate No. - C.C.No EC/SOUTH-II/061/2020.

1. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
2. 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.

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.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No. EC /S-II/2520/2020

Dated: 22-05-2020

Sir,

Sub: CMDA – Enforcement Cell (South - II) – Completed construction of Stilt Floor + 3 Floors + 4th Floor (Part) Residential Building with 23 Dwelling Units availing Premium FSI at Door No.1/70, Pillaiyar Koil Street and Theradi Street, Okkiyamthoraiyakkam, Chennai – 600097 comprising in S.No.61 of Okkiyamthoraiyakkam Village within Greater Chennai Corporation limit - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/Spl.Bldg/135/2018, Permit No.12144 in letter No.B1/7444/2017, dated 28.06.2018
 2. Completion Certificate application dated 18.02.2020
 3. This office letter even no. dated 20.03.2020 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0016306 dated 20.03.2020.

This is to certify that **M/s. Krishnamma Trust** have constructed of Stilt Floor + 3 Floors + 4th Floor (Part) Residential Building with 23 Dwelling Units availing Premium FSI at Door No.1/70, Pillaiyar Koil Street and Theradi Street, Okkiyamthoraiyakkam, Chennai – 600097 comprising in S.No.61 of Okkiyamthoraiyakkam Village within Greater Chennai Corporation limit sanctioned in Planning Permission No. B/Spl.Bldg/135/2018, Permit No.12144 in letter No.B1/7444/2017, dated 28.06.2018. 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/South -II / 061 /2020, dated: 22-05-2020.

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,

PH 22/5/2020

for MEMBER-SECRETARY

22/5/2020

Copy to:

- 1 **M/s. Krishnamma Trust**
Stonedge Towers
Flat S-29, 2nd Floor, No.71, 1st Avenue
Ashok Nagar, Chennai – 600 083
- 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.



Aalam

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GREEN LEAVES
ESTATES & HOTELS

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GREEN LEAVES
ESTATES & HOTELS







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.



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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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OMR Thoraipakkam,
Chennai, India

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