



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	Vijay Raja Homes Private Limited
Project Name	:	EXURB
Project Registration No	:	TN/01/BUILDING/014/2019
Quarter Ending	:	June 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units Registered up to the Quarter	Total Built-upArea
1.	Plots/Flats Registered - size wise (As given in Carpet Area Statement while registering)	406 Units	14925.678 Sq. mts.
2.	Parking Lots		
3.	UDS Registered in Sq.mts.	3650.130 Sq. mts.	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
		Block A	Completed
		Block B	Completed
		Block A	Lift erection ,compound wall link fencing work ,Lightning arrestor & Culvert completed
		Block B	Lift erection ,compound wall link fencing work ,Lightning arrestor & Culvert completed

S.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100.00 %
	ii) Financial (Entered Anticipated Project Cost)	100.00 %

C. Details of Clearances

1. Completion Certificate No. 23/2023 **Dated** – 19/05/2023. (only CC No. in Text 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”

ELEVATION A & B BLOCK :



PASSENGER LIFT COMPLETED:



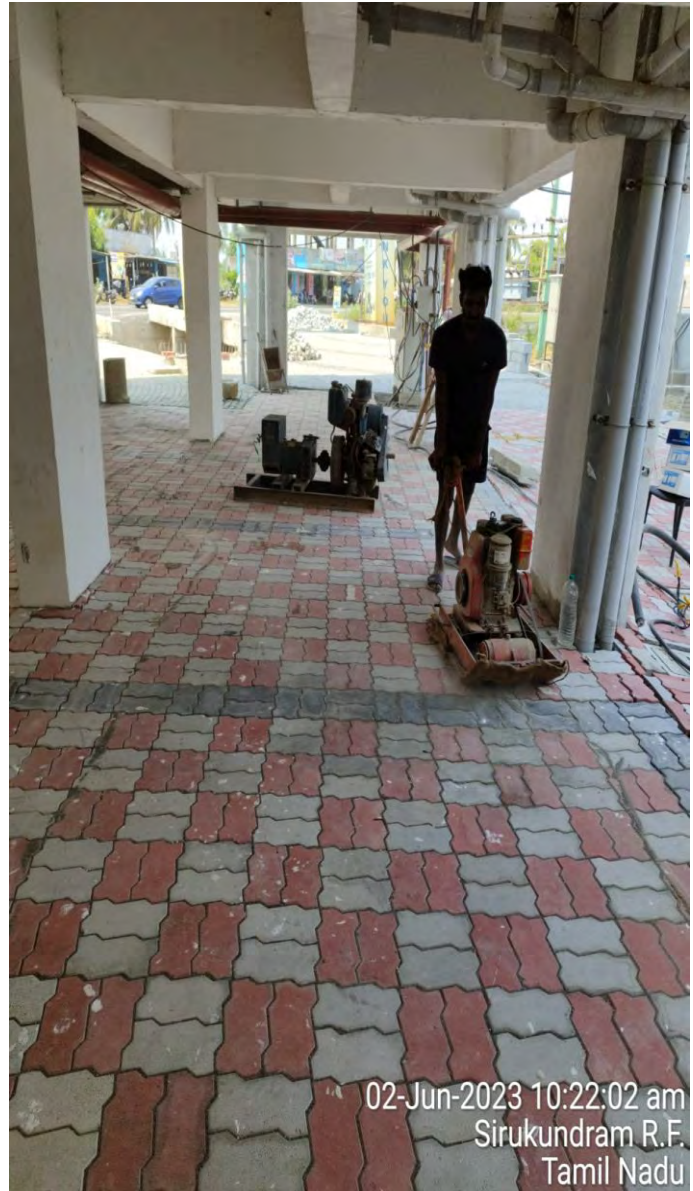
TRANSFORMER FIXING COMPLETED:



EB METER FIXING COMPLETED:



External & Internal Paver Completed:



From

Thiru.G. Raghul Kumar, M. E.,
Assistant Director,
District Town and Country Planning,
124, G.S.T. Road,
Municipality Shopping Complex,
Chengalpattu District - 1,
e.mail:ddcgldistrict@gmail.com
Ph : 044 - 27422144

To

1. **The Executive Engineer,**
TNEB, O & M,
Chengalpattu District.
2. **The President,**
Perunthandalam Panchayat,
Thiruporur Taluk,
Chengalpattu District.

ROC. No:732/2023 CD3 Date: 19.05.2023

Sir,

Sub:

Completion Certificate - District of Town and Country Planning, Chengalpattu District - Chengalpattu District, Thiruporur Taluk and Panchayat Union, Perunthandalam Panchayat and Village, S.Nos.245/2B, 3A3, 3B3, 4A4, 4C4, 5D and 6D; Site Extent – 5232.27 Sq.mt construction of Block A & Block B Stilt + 11 Floors in Multi-Storied of Residential Building - Completion Certificate issued - Reg.

Ref:

1. The Commissioner, Town and Country Planning, Chennai Letter Proceeding No.8266/2018/சுபி **Technical Clearance No.249/2018** Dt: 07.08.2018
2. Chengalpattu District Town and Country Planning, Chengalpattu Letter Proceeding No.2602/2018/CR3 Dt:10.12.2018 **Technical Approval No.85/2018**
3. Special Officer, Perunthandalam Panchayat / Block Development Officer, Thiruporur Letter No.4975/5844/2018/B1 Dt : 23.01.2019
3. Completion Certificate application received from **Thiru. C. Ashwin, M/s. Vijay Raja Homes Private Limited,** Letter Dt:15.03.2023.
4. G.O.(Ms) No:53 Housing and Urban Development [UD4(3)] Department Dt:16.04.2018.
4. CC Charges Rs.6,32,000/- remitted from applicant on 28.11.2018
5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department date: 04.02.2019
6. G.O.(Ms) No:16, Municipal Administration and Water Supply Department date:30.01.2020.
7. Fire and Rescue Services, Chennai Compliance Certificate Letter D.Dis.No.6489/C1/2022 & CC No.32/2023 Dt: 12.05.2023

This is to Certificate that **Thiru. C. Ashwin, M/s. Vijay Raja Homes Private Limited,** have constructed Multi-Storied Residential Building in Chengalpattu District, Thiruporur Taluk and Panchayat Union, Perunthandalam Panchayat and Village, S.Nos.245/2B, 3A3, 3B3, 4A4, 4C4, 5D and 6D. As per Clearance Proceeding Order Ref. No.1 and Technical Approval Proceeding Order Ref.No.2 and Approval No **க.வ./ந.ஊ.து.இ.(செ.ம)எண். 85/2018 Dt:10.12.2018.**

It was inspected and observed that **Block - A & Block - B** in Stilt +11 Floors building have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

Accordingly, Completion Certificate is issued for the construction of Multi – Storied Residential Building of Stilt +11 Floors in **Completion Certificate No: 23/2023**
Dt: 19.05.2023.

AREA STATEMENT (In Sq.m.)

S. No	Building Details	Stilt Floor FSI Area (in Sq.m)	Stilt Floor Non FSI Area (in Sq.m.)	1 st to 11 th Floor (FSI Area)	1 st to 11 th Floor (Non FSI Area)	No. of Dwelling Units
1.	Block – A	-	1087.05	965.28 x 11 Floors = 10618.08	27.46 x 11 Floors = 302.06	26 Units per Floor x 11 Floors = 286 Units
2.	Block – B	-	647.36	573.47 x 11 Floors = 6308.17	52.21 x 11 Floors = 574.31	20 Units per Floor x 11 Floors = 220 Units

3. The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made thereunder. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 & 9 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

[Signature]
19/5/23

Assistant Director,
District Town and Country Planning
Chengalpattu District.

Copy to

Thiru. C. Ashwin,
M/s. Vijay Raja Homes Private Limited,
Plot No.22, 2nd Street,
Kamaraj Nagar,
Chemmancherry,
Chennai – 600 119.

[Signature]
19/5/23

[Signature]
19/5/23



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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate