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Project - Quarterly Progress Report

Promoter's Name	:	Kgeyes Residency Private Limited
Project Name	:	Pari Street, Plot A
Project Registration No	:	TN/29/Building/0142/2019 dt.19.09.2019
Quarter Ending	:	(December) 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)	Flat 4A - 120.16 sqm Flat 4B - 120.16 sqm 2 Flats - 240.32 sqm	961.28 sq.m
2.	Parking Lots	Covered 2 Nos.	Covered 8 Nos. Open 1 No.
3.	UDS Registered in Sq.m.	147.34 sq.m	1179 sq.m

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		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 (Project Cost as of 31.12.2020)	Rs.187.43 lakhs

C. Details of Clearances

1. Completion Certificate No.EC/S-I/13388/2019 dt. 06.09.2019
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 enclosed

D. Latest Photo with Date (Atleast from 2 angles)

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



CHETTINAAD DESIGN

Architecture | Interior Design | Master Planning

FORM-4

ARCHITECT CERTIFICATE

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

Date: 30th September 2020

To
M/s. Kgeyes Residency Private Limited
No.10, 2nd Cross Street,
R.A.Puram,
Chennai - 600028

Subject: Certificate of Completion of Construction Work of Stilt floor + 4 floors Residential Building of the Project (TNRERA Registration Number **TN/29/BUILDING/0142/2019**) situated on the Plot bearing O.S No. 168 part, T.S.No 84 Part. 86 & 88, Block No.55, Plot No. A, Pari Street, Kalashetra Colony, Besant Nagar, Chennai. demarcated by its boundaries (latitude and longitude of the end points) 18.90 mts on the North 18.90 mts on the South 30.76 mts on the East 30.76 mts on the west of Division Thiruvanmiyur Village, Mylapore-Triplicane Taluk, Chennai District PIN 600090 measuring 581.36 sq.mts. area being developed by **M/s. Kgeyes Residency Private Limited** of FSI area 850.96 Sq.Mts

Sir,

We Chettinaad design have undertaken assignment as Architect/Engineer of certifying completion of Completion of Construction Work of Stilt floor + 4 floors Residential Building of the Project (TNRERA Registration Number **TN/29/BUILDING/0142/2019**) situated on the Plot No-A, bearing O.S No. 168 part, T.S.No 84 Part. 86 & 88, Block No.55, Plot No. A, Pari Street, Kalashetra Colony, Besant Nagar, Chennai. of Division Thiruvanmiyur Village, Mylapore-Triplicane Taluk, Chennai District PIN 600090 measuring 581.36 sq.mts. area being developed by **M/s. Kgeyes Residency Private Limited** of FSI area 850.96 Sq.Mts

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

- (i) **Mr. K.Raja** as Architect / Engineer
- (ii) **Mr. P.Raman** as Structural Consultant
- (iii) **Mr. Kesavan** as Site Supervisor/clerk of works

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Stilt + 4 floors Residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number **C.C. No.EC/South-I/13388/2019** dated **06-09-2019**.

Yours Faithfully,

K. RAJA, B.E.
LICENSED SURVEYOR No. 1546 - class I
CORPORATION OF CHENNAI
Door No. 31/14 II Floor Cenotaph Road I Street
Alwarpet Chennai - 600 018.



2020/9/30 18:21



2020/9/30 18:21



2020/9/30 18:22



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

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, TNEB, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chintadripet, Chennai-600 002.

Letter No.EC/S-I/13388/2019

Dated: 06-09-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at Plot No.A (Sub-division approved by Greater Chennai Corporation for TNHB Block Nos.H-12/1 to H-12/12), Pari Street, Kalashetra Colony, Besant Nagar, Chennai – 600 090 bearing in Old S.No.168 Part (as per document), T.S.No.84 Part, 86, 88 (as per patta), Block No.55 of Thiruvanmiyur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/Spl.Bldg./229/2017 Permit No.11474 in letter No.B1/3982/2017 dated 11.08.2017
2) Completion Certificate Application from M/s. Kgeyes Residency Private Limited, GPA of Tmt. L. Maheswari & 11 Others dated 08.08.2019
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013768 dated 29.08.2019

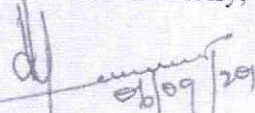
This is to certify that M/s. Kgeyes Residency Private Limited, GPA of Tmt. L. Maheswari & 11 Others have constructed Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at Plot No.A (Sub-division approved by Greater Chennai Corporation for TNHB Block Nos. H-12/1 to H-12/12), Pari Street, Kalashetra Colony, Besant Nagar, Chennai – 600 090 bearing in Old S.No.168 Part (as per document), T.S.No.84 Part, 86, 88 (as per patta), Block No.55 of Thiruvanmiyur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.B/Spl.Bldg./229/2017 Permit No.11474 in letter No.B1/3982/2017 dated 11.08.2017. 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.

p.l.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/234/2019 dated 06-09-2019.

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,

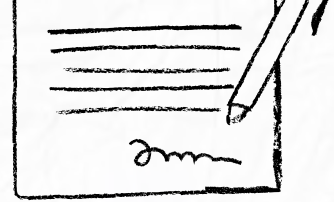

for MEMBER-SECRETARY

Copy to:

- ✓ 1. M/s. Kgeyes Residency Private Limited,
GPA of Tmt. L. Maheswari & 11 Others,
10, II Cross Street, Raja Annamalaipuram, Chennai – 600 028
2. The Chairperson, 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.



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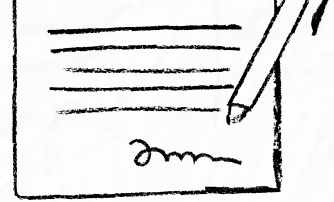
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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