



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	:	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	:	RADIANCE SUPREMA
Project Registration No	:	TN/02/Building/0150/2019, Dt : 27/09/19
Quarter Ending	:	31.12.2023

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)	522	4,41,098 Sqft
2.	Parking Lots	331	
3.	UDS Registered in Sq.m.	517	13,939 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block No.1 & 2 – Combined Double Basement floor (Parking) + Combined Stilt floor (part)/ Ground floor part + Combined First floor with Swimming Pool, Gym and Indoor Game + 2nd floor + 18 floors (each Block with 208 dwelling units), Block-3: Stilt floor + 18 floors with 107 dwelling units (totally 523 Nos.)	Structural & Architectural work has been completed.
2.	Status of common Amenities for each Block/Tower, Item wise		Completed

31

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	29,700 Lakhs

C. Details of Clearances

1. Completion Certificate No. - EC/North-II/059/2023 dated 15.03.2023
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"



ENTRY PORTAL



External driveway



Landscape



Tower – 1 Elevation



Tower – 2 Elevation



Tower – 3 Elevation



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



133

BY RPAD

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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/HRB/N-II/467/2022

Dated: 15-03-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completion Certificate application for the construction of Multi-Storied Group Development Residential building (3 Blocks) - Block-1 & 2: Combined Double Basement Floor (Parking) + Combined Stilt Floor (part) / Ground floor (part) + Combined First floor with Swimming Pool (closed), Gym & Indoor Games + 2nd Floor to 18 Floors (Each Block with 208 dwelling units); Block-3: Stilt floor + 18 floors with 107 dwelling units; totally 523 dwelling units at Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward-D of Madhavaram village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission No. C/PP/MSB/36 (A to J)/2019, in letter No. C3(N)/14546/2018 dated 31.07.2019 in Planning Permit No.11977. (Government Letter (Ms) No.50 H&UD (UD - I) Dept., dt.07.03.2019)
 2. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenai Road, Saidapet, Chennai-15 in letter No. SEIAA/TN/F.6673/EC/8(a)/648/2019 dated 17.06.2019.
 3. Completion Certificate Application received from the applicant on 29.12.2022.
 4. TNRERA/4613/2019, TN/02/Building/0150/2019 dt 27.09.2019.
 5. This office letter even no. dated 06.02.2023 addressed to the applicant.
 6. Compliance certificate issued by DF&RS in D.Dis. No.20103/C1/2022, C.C. No.04/2023 dated 24.01.2023.
 7. Applicant letter dated 09.03.2023 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0023046, dated 09.03.2023.

This is to certify that M/s. Radiance Realty Developers India Ltd, rep. by its authorized signatory Thiru.S.Ragavendran have constructed Multi-Storied Group Development Residential building (3 Blocks) Block-1 & 2: Combined Double Basement Floor (Parking) + Combined Stilt Floor (part) / Ground floor (part) + Combined First floor with Swimming Pool (closed), Gym & Indoor Games + 2nd Floor to 18 Floors (Each Block with 208 dwelling units); Block-3: Stilt floor + 18 floors with 107 dwelling units; totally 523 dwelling units at Old S.Nos.1271/1, 1272/2, 1273/1B(part) & 2B and 1274/1B(part), New T.S.No.13/2, Block No.55, Ward-D of Madhavaram village, Chennai, within the limit of Greater Chennai Corporation Planning Permission sanctioned by CMDA in P.P. No. C/PP/MSB/36 (A to J)/2019, in letter No. C3(N)/14546/2018 dated 31.07.2019 in Planning Permit No.11977 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 TNCDBR rules, 2019.

/pto/

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II / 059 /2023, dated: 15-03-2023.

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,

J. Jayadev 15/3/23
for MEMBER-SECRETARY

Copy to:

- ✓ M/s. Radiance Realty Developers India Ltd,
Rep. by its authorized signatory (With a request to obtain consent to operate (CTO) as per applicable rules from TNPCB)
Thiru.S.Ragavendran,
No.480, Anna Salai,
Nandanam,
Chennai-600035.
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
TNRERA registration certificate of project Form 'C' No.TNRERA/4613/2019 and registration No.TN/02/Building/0150/2019 dated 27.09.2019. The registration shall be valid till 30.07.2024
(The applicant has remitted the balance Shelter fee of Rs. 76,50,000/- vide Rt. No. B-0023046 dt. 09.03.2023. For Refund of SD for building & DB) B.G. No.11650100015896 dt.20.05.2019 valid up to 15.05.2024 issued by AXIS Bank Ltd., Anna Salai).
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai along with O/o.No.1/2023 dated 12.01.2023 particulars
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.
- (iii) Swimming Pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent authority as per G.O. Ms. No.97, MAWS Dept., dated 07.07.2015 and undertaken given by the applicant.

FORM-4**ARCHITECT 'S CERTIFICATE**

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

Date: 02.01.2024

To

M/s.Radiance Realty Developers India Ltd
1st Floor, Old door No.110, New No.111,
33 feet Road, Anna salai, Guindy,
Chennai – 600 032,
Tamil Nadu, India.

Subject: Certificate of Completion of Construction Work of the project RADIANCE SUPREMA (TNRERA Registration Number TN/02/Building/0150/2019 dated 27/09/2019) Old S.No.1271/1, 1272/2, 1273/1B part & 2B, 1274/1B part, New T.S.No.13/2 .Demarcated by its boundaries 13°08'27.20" to the North, 80°13'24.74" to the East, Block No.55, Ward No 'D' of Madhavaram Village, GNT Road, Madhavaram, Madhavaram Taluk, Thiruvallur District. land measuring 16632.03 sq.mts of 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 Old S.No.1271/1, 1272/2, 1273/1B part & 2B, 1274/1B part, New T.S.No.13/2, Block No.55, Ward No 'D' of Madhavaram Village, GNT Road, Madhavaram, Madhavaram Taluk, Thiruvallur District, land measuring 16632.03 sq.mts of area being developed by M/s.Radiance Realty Developers India Ltd

2. Following technical professionals are appointed by Owner/Promoter:

- (i)Thiru A.Venkatakrishnan as Architect
- (ii)Thiru P.Jegatheesan as Structural Engineer
- (iii)M/s Sumanam Engineering Services Pvt Ltd as MEP consultant
- (iv)Thiru M.Sathish Kumar as Site Engineer

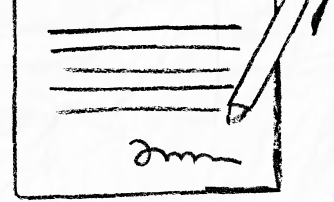
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that the residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/North-II/059/2023 dated 15.03.2023 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

A. VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41
CMPA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
TAMIL NADU - 600041

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





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.



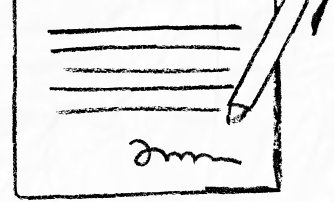
NRI & Investment Services

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