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Project - Quarterly Progress Report

Promoter's Name	:	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	:	RADIANCE SAPPHIRE
Project Registration No	:	TN/29/Building/0154/2019, Dt : 03/10/19
Quarter Ending	:	31.03.2022

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)	105	95,276 (Sq.ft)
2.	Parking Lots	122	
3.	UDS Registered in Sq.m.	97	5,209 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Basement Floor + Stilt Floor + 5 Floors residential building with 105 dwelling units with swimming pool	Structural & Architectural work has been completed.
2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	96%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	6,328

C. Details of Clearances

1. Completion Certificate No - EC/South-II/290/2021 dated 25.10.2021
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"



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/NHRB/S/0243/2021

Dated:25.10.2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Basement Floor + Stilt Floor (Part) + Ground Floor (Part) Club House and 1st Floor + 2nd to 5th Floor Residential Building with 105 dwelling units at Model School Extension Road, Sholinganallur, Chennai - 119 comprised in S.No.508/41A, 508/42, 508/2A1C1A, 508/2A1C1C & 508/2A1C2A of Sholinganallur Village Within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 2. CMDA Planning Permission No.B/NHRB/213 A to D/2019, Planning Permit No. 12696 in file No.PP/SB/S(B2)/0197/2019 dated 20.08.2019.
 3. Completion Certificate Application received from M/s.Radiance Realty Developers India Ltd., on 23.08.2021.
 4. This office D.C.Letter even No.dt.20.10.2021.
 5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020208 dated 21.10.2021.

This is to certify that for M/s.Radiance Realty Developers India Ltd., has Completed the construction of Basement Floor + Stilt Floor (Part) + Ground Floor (Part) Club House and 1st Floor + 2nd to 5th Floor Residential Building with 105 dwelling units at Model School Extension Road, Sholinganallur, Chennai - 119 comprised in S.No.508/41A, 508/42, 508/2A1C1A, 508/2A1C1C & 508/2A1C2A of Sholinganallur Village Within the Limits of Greater Chennai Corporation vide CMDA Planning Permission in the reference 2nd cited. 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.

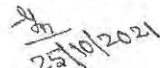
Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 290 /2021 dated 25.10.2021.

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1th cited (Also indicated in the Planning Permission approval letter in Serial No.13).

Yours faithfully,


for MEMBER-SECRETARY

25/10/2021

Copy to:

1. M/s.Radiance Realty Developers India Ltd.,
Door No.480, Khivraj Complex - II,
6th Floor, Anna Salai,
Nandanam,
Chennai – 600 035.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008. (TNRERA Project Registration
No.TN/29/Building/0154/2019 in file
No.TNRERA/4857 /2021, dt.03.10.2019)
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.
- 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: 08.01.2021

To

M/s.Radiance Realty Developers India Ltd
No.480, Anna Salai, Khivraj Complex – II,
VIth Floor, Nandanam, Chennai – 600 035,
Tamil Nadu, India.

Subject: Certificate of Completion of Construction Work of the project RADIANCE SAPPHIRE (TNRERA Registration Number TN/29/Building/0154/2019 dated 03/10/2019) situated in S.No. 508/41A, 508/42, 508/2A1C1A, 508/2A1C1C & 508/2A1C2A. Demarcated by its boundaries 12°53'27.6" to the North, 80°13'10.3" to the East, Sholinganallur Village, Chennai Chennai District PIN 600119 land measuring 6889.72 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 S.No. 508/41A, 508/42, 508/2A1C1A, 508/2A1C1C & 508/2A1C2A of Sholinganallur Village, Chennai Chennai District PIN 600119 land measuring 6889.72 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 Consultant 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/South-II/290/2021 dated 25.10.2021 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

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

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457



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31.03.2022

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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

3/350/2 Mettukuppam,
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