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15359

Project - Quarterly Progress Report

Promoter's Name	:	**M/s. Sumanth & Co.,**
Project Name	:	**Sreshta Kanakadhara**
Project Registration No	:	**TN/29/BUILDING/203/2019**
Quarter Ending	:	**30th September 2022**

A. Sales

Sl. No.	Description	No.	Total Area (Sq ft) (Salable Area)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1A, 1B,2B,3A,3B & 5A	14013 Sq.ft
2.	Parking Lots		
3.	UDS Registered in Sq.Ft.	2B,3B, 5A	3245 sq Ft
Sl. No.	Description	No.	Total Area (Sq Ft) (Salable Area)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)		
2.	Parking Lots		
3.	UDS Registered in Sq.m.		

14 OCT 2022

B. Construction

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

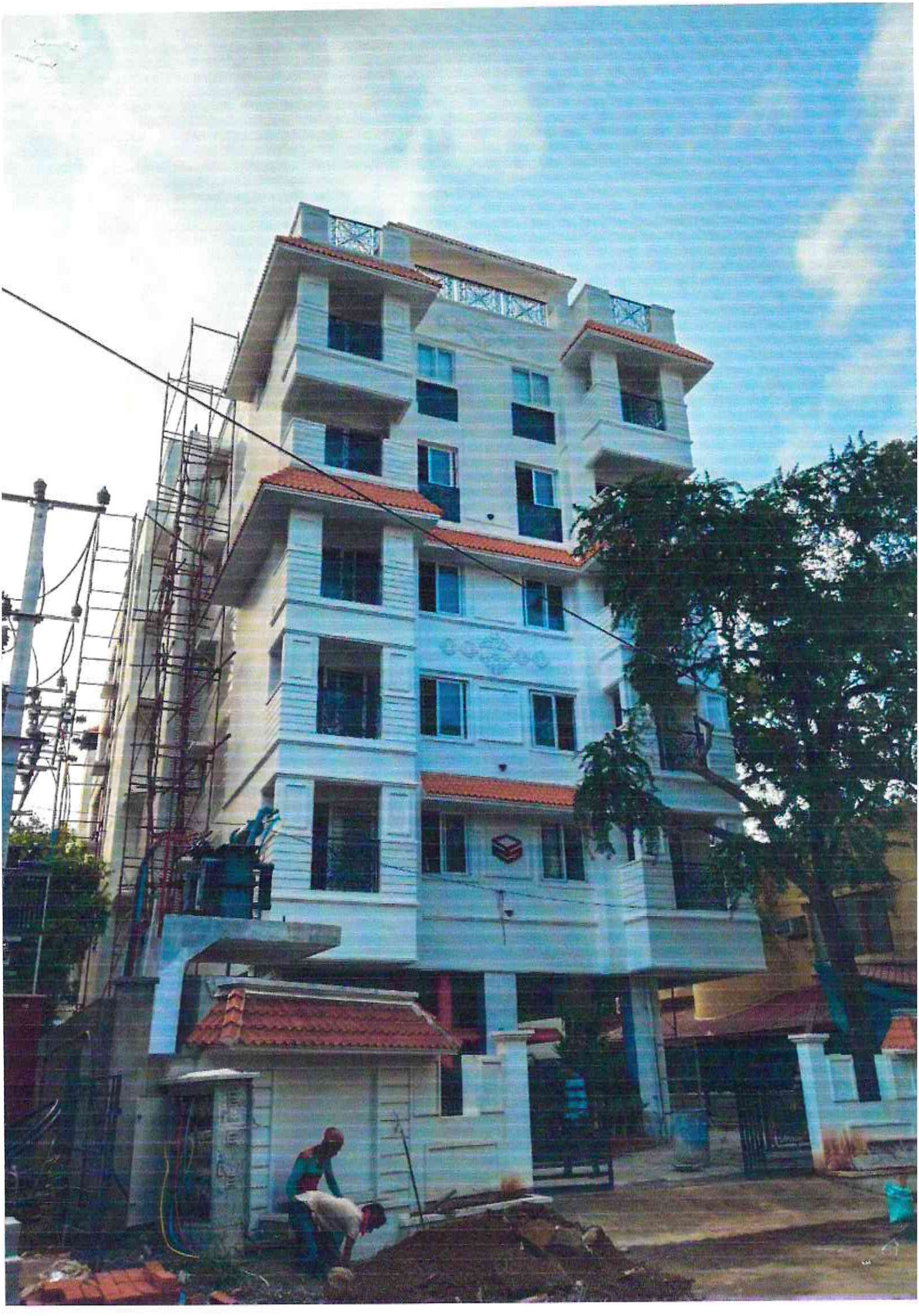
Sl.No.	Decription	Percentage
1.	Percentage of Completion	
	xix) Physical	98%
	xx) Financial (Enter Anticipated Project Cost in Lakhs)	42 Lakhs

C. Details of Clearances

1. Completion Certificate No. **Not Applicable**
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – **Not Applicable**

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

Note: Report the above particulars under "Registered Projects" in www.tnrera.in



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

KA 22

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/102/2022 **Dated: 19.05.2022**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) Completed construction of Stilt Floor + 4 floors + 5th floor (part) Residential Building with 9 dwelling units availing with Premium FSI at Door No.9/2, Krishnasamy Avenue, Mylapore, Chennai-600 004 comprised in R.S.No.1674/1 (as per Document), 1674/55 (as per patta), Block No.35 of Mylapore Village within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref: 1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.

2. CMDA Planning Permission No.B/NHRB/233/2019, Permit No.12816 in letter No. B2/22498/2018 dated 05.09.2019.

3. Completion Certificate Application received from M/s.Sumanth & Co, dated 14.03.2022.

4. This office DC letter even No dated 25.04.2022.

5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C101328 dated 04.05.2022.

*****

This is to certify M/s.Sumanth & Co, has completed the construction of Stilt Floor + 4 floors + 5th floor (part) Residential Building with 9 dwelling units availing with Premium FSI at Door No.9/2, Krishnasamy Avenue, Mylapore, Chennai-600 004 comprised in R.S.No.1674/1 (as per Document), 1674/55 (as per patta), Block No.35 of Mylapore Village within the limit of Greater Chennai Corporation vide CMDA Planning Permission issued 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 & TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/141/2022 dated 19.05.2022.**

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 1st cited (Also indicated in the Planning Permission approval letter in serial No. 11th reference)

Yours faithfully,

19/05/2022

for MEMBER-SECRETARY

19/5/2022

Copy to:

1. M/s.Sumanth & Co,
   No.8/57, Luz Avenue,
   Mylapore,
   Chennai – 600 004.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai 600 008
   (TNRERA Registration Certificate No.TN/29/Building/0203/2019 dated 13.11.2019 in letter No. TNRERA/5640/2019 valid upto August 2024)

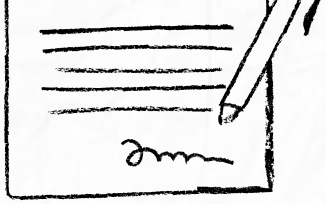
3. The Deputy Financial Analyst,
   Finance Division, CMDA
   (For refund of Security Deposit for Building and Display Board)

4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

i) The Original Cash Receipt No. B0013341 dated 01.08.2019 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.



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

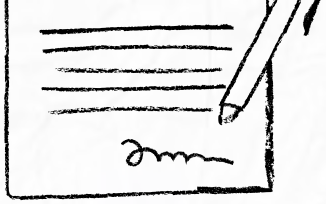
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

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

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