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Project - Quarterly Progress Report- SEPTEMBER 2023

Promoter's Name	:	**KARUPPASWAMY BUILDERS PVT. LTD.**
Project Name	:	**DIAMOND APARTMENTS**
Project Registration No.	:	**TN/29/BUILDING/0239/2019**
Quarter Ending	:	**SEPTEMBER 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)	**58 NOS**	**6800.01 Sq.M.**
2.	Parking Lots	**64 Nos.**	**64 Nos.**
3.	UDS Registered in Sq.m.	**3172.46 Sq. M.**	**3172.46 Sq. M.**

B. Construction:

S. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	**Completed**	**Completed**
2.	Status of common Amenities for each Block/Tower, Item wise	**Completed**	**Completed**

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

C. Details of Clearances:

1. Completion Certificate No.**CMDA/CC/NHRB/C/0222/2021** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NIL (in PDF Format) 3. Annual Audit Report of Special Account in Form 7 - **NIL** (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) **Enclosed** (in PDF Format)

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

SITE PHOTOS


DATE: 25-09-2023
DIAMOND APARTMENTS
PLOT No. 1
KARUPPASWAMY BUILDERS (P) LTD
&
MAHENDRA CONSTRUCTIONS


DATE: 25-09-2023


DATE: 25-09-2023

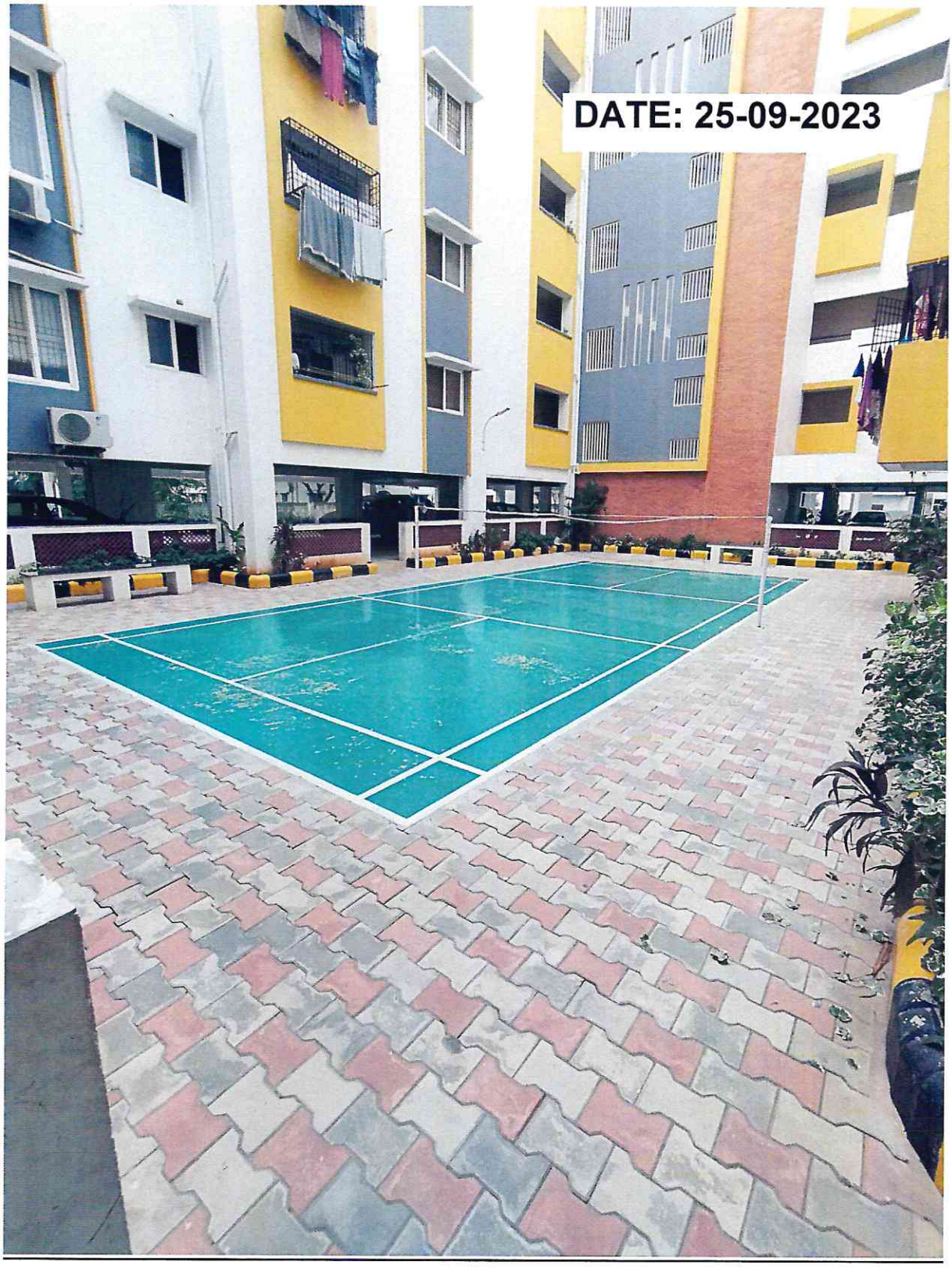

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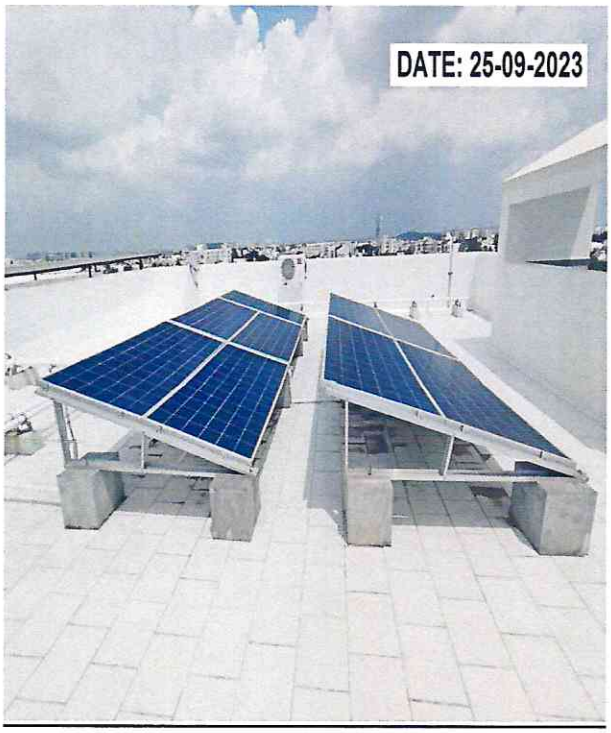

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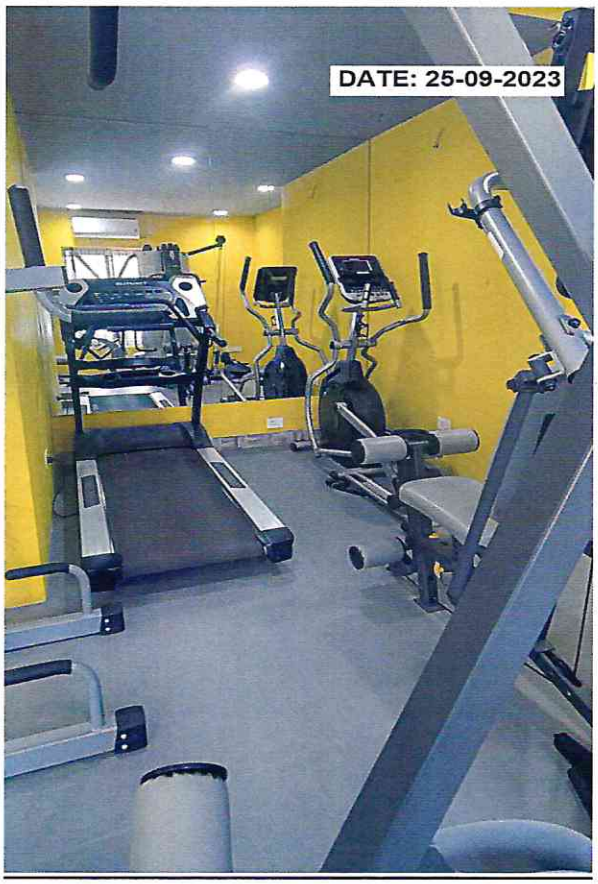

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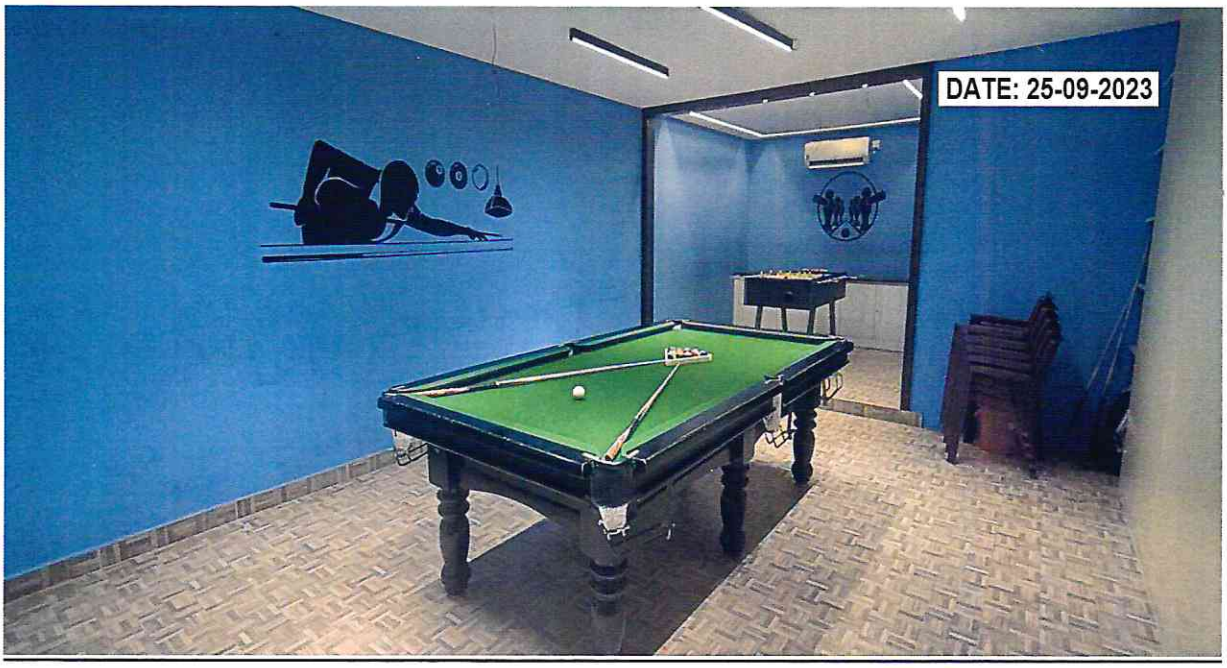

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DATE: 25-09-2023



BY RRAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/C/0222/2021 Dated:17-12-2021

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 floors Residential Building with 58 Dwelling Units availing Premium FSI at Plot No.1 in approved sub-division No.W.D.C. No.SD/WDCN12/0526/2018, Black Berry Street, Madanandapuram, Chennai in S. No.139/1 & 139/2A1 of Madanandapuram Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission No.B/NHRB/276 A to D/2019, in Letter No.PP/SB/S(B1)/417/2019, dated 26.09.2019, Planning Permit No.12859
2. Your Completion Certificate application through online dated 10.08.2021, and resubmitted on 29.10.2021.
3. This office letter even no. dated 08.12.2021 addressed to the applicant
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0020479, dated 09.12.2021.
5. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019

****

This is to certify that **Thiru. Pramodh Mahendran, GPA for Divya Krishna Sayee** have constructed of Stilt Floor + 5 floors Residential Building with 58 Dwelling Units availing Premium FSI at Plot No.1 in approved sub-division No.W.D.C. No.SD/WDCN12/0526/2018, Black Berry Street, Madanandapuram, Chennai in S. No.139/1 & 139/2A1 of Madanandapuram Village, Chennai, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No.B/NHRB/276 A to D/2019, in Letter No.PP/SB/S(B1)/417/2019, dated 26.09.2019, Planning Permit No.12859. The building 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.

/pto/

For KARUPPASWAMY BUILDERS (P) LTD.

Director

A9

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II /337/2021, dated:17-12-2021.**

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

17.12.2021

for **MEMBER-SECRETARY**

17/12/21

Copy to:

1 **Thiru. Pramodh Mahendran**
GPA for Divya Krishna Sayee
No.2/22, Lambert Nagar
2nd Cross Street, Virugambakkam
Chennai – 600 092

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. (*TNRERA Registration No.TN/29/Building/0239/2019, dated 21.12.2019*)

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)

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.

(9)

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date:

To
KARUPPASWAMY BUILDERS PVT LTD
NO:187, NAKKERAN STREET,
ALWARTHIRUNAGAR,
CHENNAI-600087

Subject: Certificate of Completion of Construction Work of RESIDNETIAL Building of the Project (TNRERA Registration Number TN/29/BUILDING/0239/2019) situated on the Plot bearing Survey no.139/1,139/2A1, Plot no.1,demarcated by its boundaries (latitude 13.0165732 and 80.1512873 longitude of the endpoints), to the North (land is Survey no:143) to the South (Subdivided plots and 50' Road), to the East (Land in Survey no:140) to the West (Land in Survey no:139/3) of Division MADHANANDAPURAM Village_Aalandur Taluk, Chennai District, PIN 600125 measuring 3172.46 sq.mts. area being developed by KARUPPASWAMY BUILDERS PVT LTD

Sir,

I/We have undertaken assignment as Architect of certifying completion of Construction Work of DIAMOND APARTMENT Building situated on the plot No.1/Survey no. 139/1, 139/2A1 /of MADHANANDAPURAM Village_Aalandur Taluk, Chennai District, PIN 600125 measuring 3172.46 sq.mts. area being developed by KARUPPASWAMY BUILDERS PVT LTD

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

(i)	M/s/Thiru/Tmt.SANTOSH	as Architect/Engineer
(ii)	M/s/Thiru/Tmt. S.INBARAJAN	as Structural Consultant
(iii)	M/s/Thiru/Tmt.S.KRISHNAN	as MEP Consultant
(iv)	M/s/Thiru/Tmt. R.S.SIVASARAVANAN	as Site Supervisor/Clerk of Works

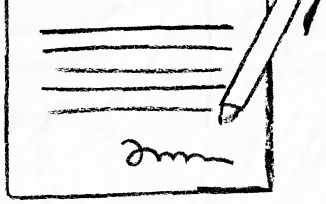
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that DIAMOND APARTMENT Building/has been completed in all aspects. The DIAMOND APARTMENT Building isgranted Completion Certificate bearing number C.C.NO.EC/CENTRALII/337/2021dated by CMDA (CompetentAuthority) .

Yours Faithfully,

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

A. Santhosh
(A.SANTHOSH)

A. SANTHOSH, B.Arch., M.H.,
Registered Architect Gr.I (RA)
Reg.No.RA/Gr.I/19/03/065
Reg.No.RA100132019
044-22446828 - santaarc@gmail.com



our services doesn't just end there

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Property Development & Approvals

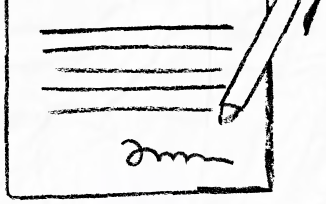
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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