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Project - Quarterly Progress Report

Promoter's Name	:	Ruby Builders & Promoters
Project Name	:	"Ruby Nakshatra"
Project Registration No	:	TN/01/Building/0247/2019 dated 30/12/2019
Quarter Ending	:	Jul-21

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)	A-F1, A-F2,A-F3, A-F4, A-F5, A-F6, A-F7, B-F1, B-F2, B-F3, B-F4, B-F5,B-F6, B-F7, A-S1, A-S2,A-S3,A-S4, A-S5, A-S6, A-S7, B-S1, B-S2, B-S3, B-S4, B-S5, B-S6, B-S7, A-T1, A-T2, A-T3, A-T4, A-T5, A-T6, A-T7, B-T1, B-T2, B-T3, B-T4, B-T5, B-T6, B-T7, A-FF1, A-FF2,A-FF3, A-FF4, A-FF5, A-FF6, A-FF7,B-FF2, B-FF3, B-FF4, B-FF5, B-FF6, B-FF7, A5-2,A5-3, A5-4, A5-5, B5-1, B5-2, B5-3,B5-5.	6311.51
2	Parking Lots	55	
3	UDS Registered in Sq.m.	A-F1, A-F2,A-F3, A-F4, A-F5, A-F6, A-F7, B-F1, B-F2, B-F3, B-F4, B-F5,B-F6, B-F7, A-S1,	3041

B. Construction

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

Sl. No.	Description	Percentage	
1	Percentage of Completion		
	i) Physical	98%	
	ii) Financial (Enter Anticipated Project Cost in Lakhs)		192464440

C. Details of Clearances

1. Completion Certificate No. ---------- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

For RUBY BUILDERS & PROMOTERS

Authorised Signatory

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

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

Site Photos:





For RUBY BUILDERS & PROMOTERS

Authorised Signatory

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, 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 Commissioner
Tambaram Municipality
Tambaram
Chennai 600 042

Letter No. CMDA/CC/NHRB/S/0063/2021 **Dated: 23-06-2021**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) - Completed construction of Stilt floor + 4 floors + 5th floor (part) residential building with 65 dwelling units and Gym & Library in 5th floor availing premium FSI at 6th Cross Street, Krishna Nagar, Tambaram, Chennai 600 045 in T.S No.198, 200 & 203, Block No.27, Ward-D of Tambaram village, within the limit of Tambaram Municipality - Completion Certificate - Issued – Reg.

Ref: 1) CMDA Planning Permission No. B/NHRB/343 A& B/2019 Permit No.12926 in letter No. PP/NHRB/S(B1)/0602/2019 dated 29.10.2019

2) Completion Certificate Application from M/s. Ruby Builders & Promoters, Rep. by Thiru R. Manoharan dated 04.03.2021.

3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019048 dated 20.04.2021

4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

*****

This is to certify that M/s. Ruby Builders & Promoters, Rep. by Thiru R. Manoharan have constructed Stilt floor + 4 floors + 5th floor (part) residential building with 65 dwelling units and Gym & Library in 5th floor availing premium FSI at 6th Cross Street, Krishna Nagar, Tambaram, Chennai 600 045 in T.S. No.198, 200 & 203, Block No.27, Ward-D of Tambaram village, within the limit of Tambaram Municipality sanctioned vide Planning Permission No. B/NHRB/343 A& B/2019 Permit No.12926 in letter No. PP/NHRB/S(B1)/0602/2019 dated 29.10.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR, 2019.

For RUBY BUILDERS & PROMOTERS

Authorised Signatory

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 151 /2021 dated 23-06-2021.**

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 4th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. Ruby Builders & Promoters
   Rep. by Thiru R. Manoharan
   No.247-B, Velachery Main Road
   Selaiyur, Chennai 600 073
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai – 600 008 (TNRERA project registration certificate No.TN/01/Building/0247/2019 dated 30.12.2019 in file No.TNRERA/7160/2019, Valid upto December 2021).
3. The Deputy Financial Analyst,
   Finance Division, CMDA (For refund of Security Deposit for Building, Septic Tank 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.

For RUBY BUILDERS & PROMOTERS

Authorised Signatory

EMMANUEL PLANNERS
+91 938111 2266
Off : 044-2229 1919
#15, Sri Ranganathan Nagar, Agaram Main Road, Selaiyur,
(Near Bharath Engg. College), Chennai-73 **E-mail: emmanuelplanners@gmail.com**

Ln.T. Arul Yoharaj M.Tech(ST), LLB
PLANNERS & LICENSED SURVEYOR
Corporation of Chennai
Tambaram Municipality

Date: 29. 07. 2021

To,
M/S. Ruby Builders and Promoters,
No. 247-B, Velachery Main Road,
Selaiyur, Chennai – 600 073.

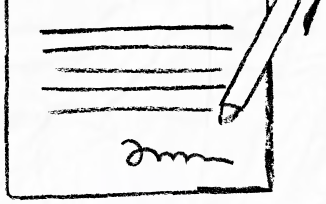
Subject: Certificate of Completion of Construction Work of Residential Building/Single Block of the Building of the Project (TNRERA Registration Number. TN/01/Building/0247/2019 dated 30.12.2019 demarcated by its boundaries (latitude and longitude of the end points) to the North 12.921689, 80.099136 & 12.920814, 80.099949 to South 12.920836, 80.099069 & 12.920559, 80.099883 to the East 12.920814, 80.099949 & 12.920559, 80.099883 to West 12.921689, 80.099136 & 12.920836, 80.099069, of Ward D, Block No: 27 (As per Patta), of Tambaram Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu State. – Measuring 5140.52 Sq.Mts. area being developed by Ruby Builders & Promoters.

Sir/Mam,

1. I Arul Yoharaj (Licensed Surveyor) having License No. RE/Gr-II/19/03/014, have undertaken assignment as Architect/Engineer of certifying completion of construction work of Residential Building situated on the Survey No. S. No: 147/2B1A2, 2B2D, 2B1/B2, 2B3B, 2B1C1, 1A1B1 & 1A4B. T. S. No: 198, 200 & 203, Ward D, Block No: 27 (As per Patta), of Tambaram Village, Tambaram Taluk, Kancheepuram District, Tamil Nadu State. Requested regarding.
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)
   (i) M/s/Thiru/Tmt. Arif as Architect
   (ii) M/s/Thiru/Tmt. P. Raman as Structural Consultant
   (iii) M/s/Thiru/Tmt. In-house Design Team as MEP Team
   (iv) M/s/Thiru/Tmt. Thamizh Komagan 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 mentioned Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number CMDA/CC/NHRB/B/0063/2021 dated 23.06.2021 by CMDA.

Yours Faithfully,
(Arul Yoharaj)

Ln. T. ARUL YOHARAJ, M.Tech.,(ST), LLB
Registered Engineer
Reg No. RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph: 044 - 22291919
No.15, Sri Ranganathan Nagar,
Near Bharath Engg.College, Chennai - 600 073.
Cell : 9381132266



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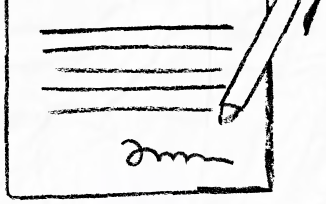
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

3/350/2 Mettukuppam,
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