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Project - Quarterly Progress Report

Promoter's Name	:	RAJPARIS CIVIL CONSTRUCTIONS
Project Name	:	Rajparis CRYSTAL SPRING – Block 4,7
Project Registration No	:	TN/01/Building/035/2019 dated 15.03.2019
Quarter Ending	:	1.1.2022 to 31.03.2024

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area Sqm
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	84	5243.04 Sqmm
2.	Parking Lots	56	
3.	UDS Registered in Sq.m.	54	3838.11 Sqmm

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block 4 Block 7	Completed Completed
2.	Status of common Amenities for each Block/Tower , Item wise		Completed

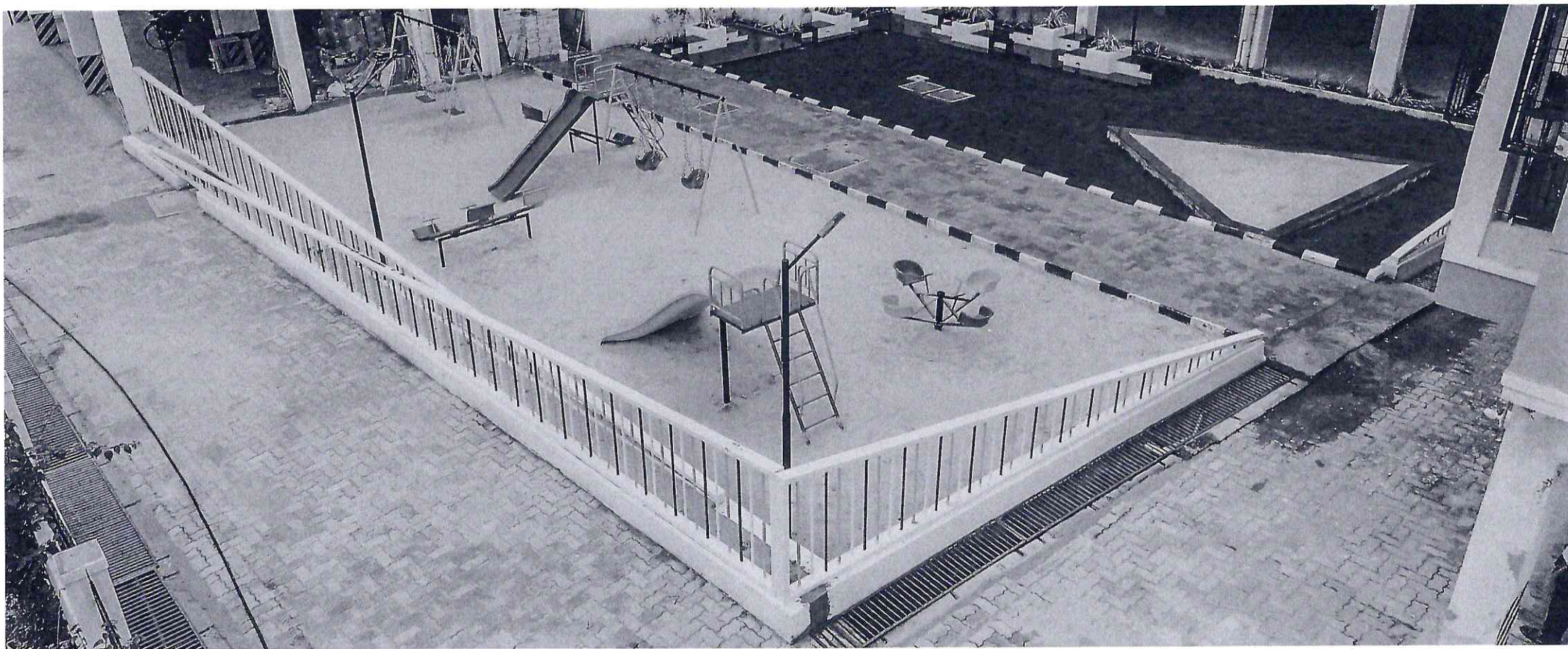
Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.2438.58 Lakhs

C. Details of Clearances

1. Completion Certificate – Received and attached
2. Compliance Report, if any (Kindly Specify) Not applicable
3. Annual Audit Report of Special Account in Form 7 : Enclosed

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







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



BY RPAD

FINAL COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Executive Officer, Madambakkam Town Panchayat, Madambakkam, Chennai - 126

Letter No.CMDA/CC/NHRB/S/0024/2019

Dated: 13-02-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Construction of Block No.4 & 7 (out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 84 dwelling units with Swimming Pool in the approval consists of 7 Blocks consists of Stilt + 4 Floors and one Block consists of Stilt Floor + 3 Floors (Amenities Block with Swimming Pool) with 379 dwelling units in the additional land annexed to the earlier approved site of Stilt Floor + 4 Floors Residential Building together with a Departmental Store with 58 Dwelling Units totally with 437 Dwelling units (Block 8 & 9 with 71 Dwelling Units reserved for LIG Housing) (Total 9 Blocks) at Old Door No.133, New Door No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat – Final Completion Certificate for Block No.4 & 7 – Issued – Reg.

- Ref:**
- 1) CMDA Planning Permission No.B/Spl.Bldg./312 A to N/2015, Planning Permit No.9413 in letter No.B2/10166/2013 dated 20.11.2015.
 - 2) 1st Partial Completion Certificate issued vide C.C.No.EC/S-II/182/2016 in letter No.EC/S-II/8055/2016 dated 15.07.2016.
 - 3) 2nd Partial Completion Certificate issued vide C.C.No.EC/South-II/268/2018 in letter No.EC/S-II/7937/2017 dated 21-08-2018.
 - 4) 3rd Partial Completion Certificate issued vide C.C.No.EC/South-II/313/2018 in letter No.EC/S-II/10096/2018 dated 03-10-2018.
 - 5) 4th Partial Completion Certificate issued vide C.C.No.EC/South-II/181/2019 in letter No.EC/SII/5158/2019 dated 04.07.2019
 - 6) Compliance Report from Ministry of Environment, Forest & Climate Change in letter No.F.No.EP/12.1/SEIAA/2017-2018/71/TN/1600 dated 27.09.2019.
 - 7) PWD Compliance Report in Lr.No.DB/T5(3)/F-CC-009649/2015 dated 03.12.2019.
 - 8) Final Completion Certificate Application from Thiru K. Veluchamy (POA / Land Owner) (Owners Chinnammal & Others) dated 12.12.2019
 - 9) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0015877 dated 12.02.2020

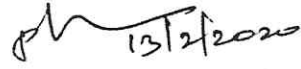
This is to certify that Thiru K. Veluchamy (POA / Land Owner) (Owners Chinnammal & Others) has constructed Group Development of Residential Building - Block No.4 & 7(out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 84 dwelling units with Swimming Pool at Old Door.No.133, New Door.No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat sanctioned vide Planning Permission No.B/Spl.Bldg./312 A to N/2015, Planning Permit No.9413 in letter No.B2/10166/2013 dated 20.11.2015. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Final Completion Certificate approved by the Monitoring Committee.

p.t.o.,

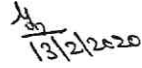
2. Accordingly, Final Completion Certificate is issued for the above construction for Block No.4 & 7 (out of 9 Blocks) in C.C.No.EC/South-II/32/2020 dated 13-02-2020.

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.

Yours faithfully,



for MEMBER-SECRETARY


13/2/2020

Copy to:

- ✓ 1) Thiru K.Veluchamy (POA / Land Owner) (Owners Chinnammal & Others),
No.30, Greams Lane, Thousand Lights,
Chennai – 600 006.
2. The Chairperson, TNRERA,
CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008
3. The Deputy Financial Analyst
Finance Division, CMDA (For refund of Security Deposit for Building, STP 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) The existing Swimming Pool should be operated only after obtaining NOC from the Competent Authority

FORM-4
ARCHITECT'S CERTIFICATE

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

Date: 26.03.2022

To
Thiru R.Satchidanandam & Others,
M/s. Rajparis Civil Constructions Ltd,
No: 560-562, 7E, 7th Floor,
Teynampet, Chennai - 600 018.

Subject: Certificate of Completion of Construction Work of **Rajparis Crystal Spring II Building/Block 4 & 7** of the Building of the Project TNRERA Registration Number **RERA No. TN/01/Building/035/2019 dt. 15.03.2019** situated on the Plot bearing **Survey no. 78, 79/1,81/1A, 3&4, 82/1 & 2A, Old Door No: 133, New Door No.54** demarcated by its boundaries (latitude and longitude of the end points) latitude - **12.8898° N, 80.1736° E**, Longitude **12.89317, 80.17423** Madambakkam Village & Town Pachayat, Tambaram Taluk, Kancheepuram District. PIN 600120 measuring 22014.72 sq.mts. area being developed by **M/s. Rajparis Civil Constructions Ltd.**

Sir,

I **C. Subbarao, B. Arch** have undertaken assignment as Registered Architect of certifying completion of Construction Work of **Rajparis Crystal Spring II Building Block 4 & 7** of the building situated on the Survey no. **78, 79/1,81/1A, 3&4, 82/1 & 2A, Old Door No: 133, New Door No.54** Madambakkam Village & Town Pachayat, Tambaram Taluk, Kancheepuram District. PIN 600120 in total extend of **22,014.72 Sq.Mt.** area being developed by **M/s. Rajparis Civil Constructions Ltd.**

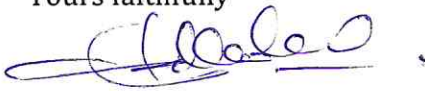
Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) **S.P.S. Inbarajan as Structural Consultant (Registration No. S.E/GR. I/19/02/009)**
- (ii) **M. Jeeva as Construction Engineer (Registration No. CE/19/10/647)**

1. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **Rajparis Crystal Spring II - Block 4 & 7** of the building has been completed in all aspects. The **Rajparis Crystal Spring II Block- 4 & 7** of the building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0024/2019 dated 13.02.2020** by **CMDA, Chennai.**

Thanking You

Yours faithfully



Signature with seal

C. SUBBA RAO B.Arch., A.I.I.A.
COA REG. No. CA/82/6834
No. 1, Ramakrishna Street,
T. Nagar, Chennai - 600 017.
CMDA REG. No. RA/Gr. I/19/03/049
GCC REG. No. RA109222019

C. SUBBA RAO ASSOCIATES
ARCHITECTS

Email: subbaraoassociates@gmail.com Web: www.subbaraoassociates.com



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