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Project - Quarterly Progress Report

Promoter's Name	:	S. VADIVEL
Project Name	:	SV PROMOTOERS
Project Registration No	:	TN/29/BUILDING/009/2019 DT 18.09.2019
Quarter Ending	:	March 2021

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)	12	1132.87 SQ.MTRS.
2.	Parking Lots	8	
3.	UDS Registered in Sq.m.	627.06SQ.MTRS.	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One tower (Four Floor)	COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise	1.Life 2.Parking 3.Solar 4.Generator and Invertor 5. Security Guard	COMPLETED

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1133Lakhs

C. Details of Clearance

1. Completion Certificate No. C.C.No.EC/North-1/74/2021,date 26-3-2021

2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)

3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

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

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

FORM-4

ARCHITECT'S CERTIFICATE

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

Date:

S. VADIVEL, 97/38A HAYOR BASUDEV STREET
(Name & Address of Promoter) OLD WASHNER NEW PET. CHENNAI

Subject: Certificate of Completion of Construction Work of Residential cum commercial Building/Block of the Building of the Project (TNRERA Registration Number 543254) situated on the Plot bearing Survey no./Plot no./Door No. 543254 demarcated by its boundaries (latitude and longitude of the end points) Thiruvottiyur High Road North 3764/3 to the South 3763/3 to the East T. W. Road West of Division T. W. Road Village Old Washner Taluk Old Washner District T. W. Road PIN 600017 measuring 2646/15 sq. mts. area being developed by (Promoter's Name) with 24 dwelling units

RS No.
3764/3
and 3764/6

I/We Road have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Old Washner Building/Block/Tower Old Washner of the Building situated on the plot No./Survey no./ Door no. 543254 of Division T. W. Road Village Old Washner District Old Washner PIN 600017 measuring 2646/15 sq. mts. area being developed by (Promoter's Name) Old Washner

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

- M/s/Thiru/Tmt. P. Chandrasekaran as Architect/Engineer
- M/s/Thiru/Tmt. P. Chandrasekaran as Structural Consultant
- M/s/Thiru/Tmt. _____ as MEP Consultant
- M/s/Thiru/Tmt. _____ as Site Supervisor/Clerk of Works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that _____ Building/

Block of the Building has been completed in all aspects. The _____ Building/_____ Block of the Building is granted Completion Certificate bearing number CE/19/05/276 dated 19/05/2019 by _____ (Competent Authority)

R. Chandrasekaran D.C. Tech., B. Tech.

Registered Licensed Surveyor

Chennai Class I - No. 1678

Yours faithfully, Party No. 3422/95

R. Chandrasekaran, Main Road,

Signatures & Name in BLOCK LETTERS of L.S./Architect with (License No. 944109246, 9840069411)

R. Chandrasekaran rchandrasekaran@gmail.com

R. CHANDRASEKARAN, B.E. (Civil), F.I.V.

Structural Engineer, Approved Valuer No. F-2474,

RE/GR-I/19/02/005 & SE/GR-II/19/03/014

F1, Lotus Flats, 12, Kuppusamy Street,

Palevanthangal, Chennai-600114.

9444992018, Email: grcsekaran58@gmail.com

R. Chandrasekaran

R. CHANDRASEKARAN, B.E. (Civil), F.I.V.

Structural Engineer, Approved Valuer No. F-2474,

RE/GR-I/19/02/005 & SE/GR-II/19/03/014

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Palevanthangal, Chennai-600114.

9444992018, Email: grcsekaran58@gmail.com



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, 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/N/44/2021

Dated: 26-03-2021

S.R.

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor +3 floors + 4th Floor(part) Shop cum Residential Building with 24 dwelling units at Old Door No.153, New Door No.543 and 544/1, Thiruvottiyur High Road, Old Washermenpet Chennai-21 in R.S. No.3764/3 & 3764/6, Block No.57, of Tondiarpet village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/Spl.Bldg /60 A & B 2017, in letter No. B3/18335/2014 dated 03.03.2017 in Planning Permit No. 11304 under Premium FSI.
 2. Completion Certificate Application received from the applicant on 19.02.2021.
 3. This office letter even no. dated 15.03.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0018879, dated 22.03.2021.
 5. TNRERA Lr.No.TNRERA/5337/2019, dated 01.09.2020

This is to certify that Thiru.S.Vadivel has constructed Stilt floor +3 floors + 4th Floor(part) Shop cum Residential Building with 24 dwelling units at Old Door No.153, New Door No.543 and 544/1, Thiruvottiyur High Road, Old Washermenpet Chennai-21 in R.S. No.3764/3 & 3764/6, Block No.57, of Tondiarpet village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/Spl.Bldg /60 A & B 2017, in letter No. B3/18335/2014 dated 03.03.2017 in Planning Permit No. 11304 under Premium FSI 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

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I /74 /2021, dated:26-03-2021.

/pto/

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.

Yours faithfully,

gprnb 26.03.2021

for MEMBER-SECRETARY

Copy to:

- 1 Thiru.S.Vadivel,
No.97/38A, Mayar Basudev Street,
Old Washermenpet,
Chennai-21.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
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.

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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,
OMR Thoraipakkam,
Chennai, India

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