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Project - Quarterly Progress Report

Promoter's Name	:	REALSPACE PROMOTERS LLP
Project Name	:	ANUGRAHA
Project Registration No	:	TN/01/BUILDING0156/2020
Quarter Ending	:	September Year 2022

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)	7	689 sqm
2.	Parking Lots	7	88 sqm
3.	UDS Registered in Sq.m.	7	377 sqm

B. Construction

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

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

C. Details of Clearances

1. Completion Certificate No. 0223 (only CC No. in Text Format)
2. Compliance Report, if any
3. Annual Audit Report of Special Account in Form 7 ENCLOSED (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) TO BE ATTACHED (in PDF Format)

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



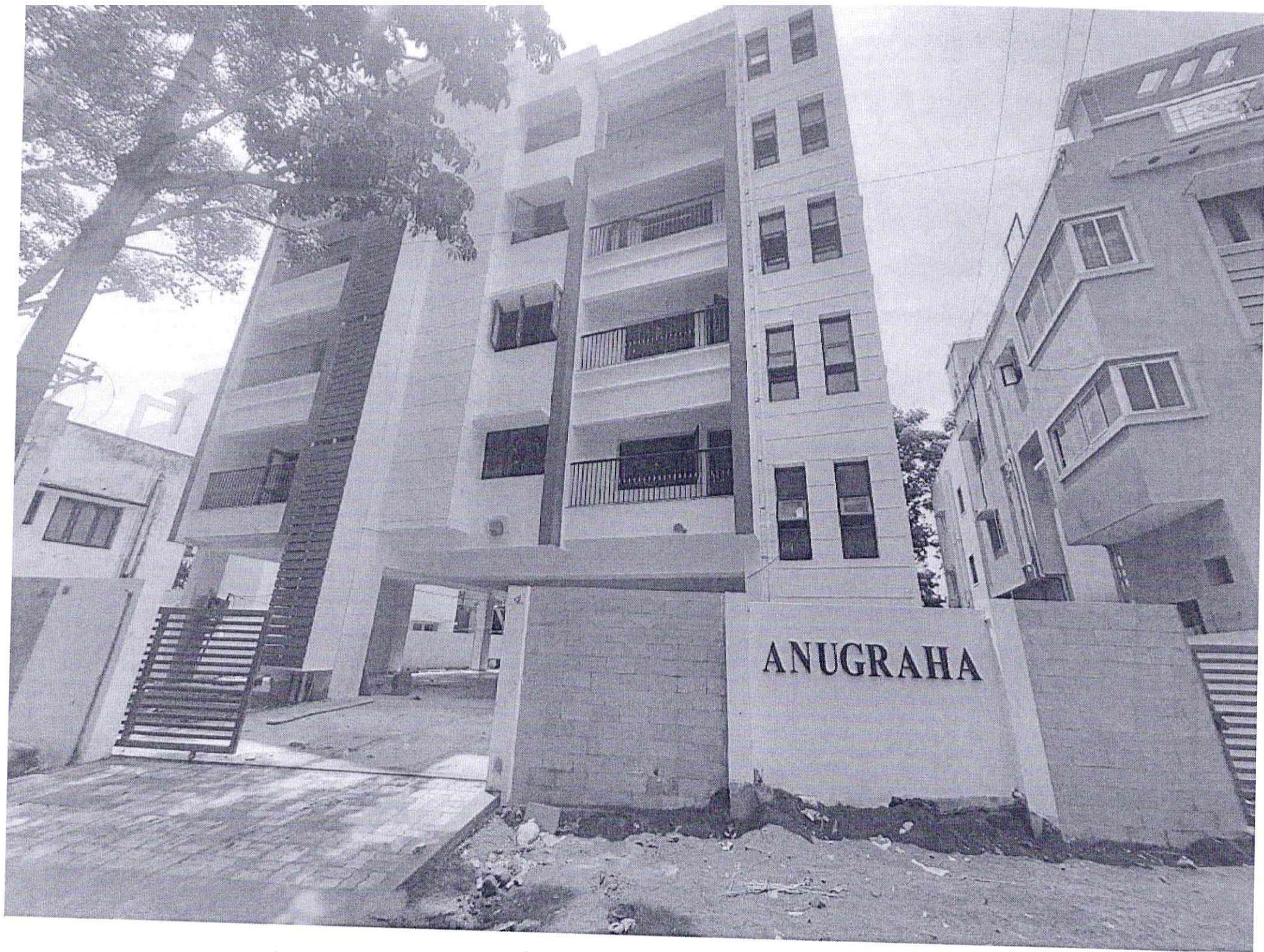
ANUGRAHA













FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 26/09/2022

To **REAL SPACE PROMOTERS LLP**
38 AGS COLONY 3RD MAINROAD
KOTTIVAKKAM
Ch-600041
(Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of STILT + 4 Building/ 12 unit / 1 Block of the Building of the Project (TNRERA Registration Number TNRERA/2099/2020) situated on the Plot bearing Survey no./Plot no./Door No. 429 / 1 Port demarcated by its boundaries (latitude and longitude of the end points) _____ to the South Plot 68 to the East 3rd rd to the West of Division Perumbakkam Village Perumbakkam Taluk Perumbakkam District Perumbakkam measuring 624 SQM sq.mts. area being developed by (Promoter's Name) REAL SPACE PROMOTERS LLP - ANVARAHA

Sir, DR. R. PARIMALA
I/We _____ have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of STILT + 4 Building/Block/Tower 12 units of the Building situated on the plot No./Survey no./ Door no. 429 / 1 of Division _____ Perumbakkam Village St. Thomas Hwy Taluk _____ District _____ PIN 600100 measuring 624 sq.mts. area being developed by (Promoter's Name)

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

- M/s/Thiru/Tmt. DR. R. PARIMALA as Architect/Engineer
- M/s/Thiru/Tmt. ER. PERAMAIYAN as Structural Consultant
- M/s/Thiru/Tmt. ER. R. VIJAYAN ME as MEP Consultant
- M/s/Thiru/Tmt. MADHAN. R 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 STILT + 4 12 units Anvaraha Building/Block of the Building has been completed in all aspects. The _____ Building/Block of the Building is granted Completion Certificate bearing number 0223 dated 26/07/22 by CMDA (Competent Authority).

Yours Faithfully,

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

Dr. R. PARIMALA, B.E., M.B.A., A.M.I.E.,
Chartered Engineer
C-Cadd Engineers & Planners
Registered Engineer Grade-I
RE/GR-I/19/03/025
Plot No. 35, Shop No. 1,
Mahalakshmi Nagar, 3rd Main Road,
Adambakkam, Chennai-600 088.
Cell : 98400 45808
E-mail: parimalar6@gmail.com

**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,
St.Thomas Mount Panchayat Union @ Chitlapakkam,
Chitlapakkam 1st Main Road,
Chitlapakkam ,Chennai-600 064.

Letter No. CMDA/CC/NHRB/S/0223/2022**Dated: 26.07.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors with 12 Dwelling Units with Premium FSI Residential Building (Earlier CMDA Approved as Nursery School Plot in approved PPD/LO No.115/87 and revised layout approved PPD/LO No.27/2006 Nursery School into Residential Plot) at Sowmya Nagar 6th Street, Perumbakkam, Chennai – 100 comprised in old S.No.429/1 part, T.S.No.429/82 (as per Patta) of Perumbakkam Village within the Limits of St.Thomas Mount Panchayat Union – Completion Certificate – Issued – Reg.

- Ref: 1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No.B/NHRB/46 /2020 dated 31.01.2020 in Planning Permit No.13315 in letter No.PP/NHRB/S(B2)/0647/2019 dated 31.01.2020.
3. Completion Certificate Application received from Thiru.V.Saravana Vijayan on 14.06.2022.
4. This office D.C.Letter even No. dated 13.07.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C101503 dated 14.07.2022.

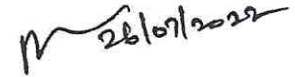
This is to certify that, Thiru.V.Saravanavijayan has Constructed Stilt Floor + 4 Floors with 12 Dwelling Units with Premium FSI Residential Building (Earlier CMDA Approved as Nursery School Plot in approved PPD/LO No.115/87 and revised layout approved PPD/LO No.27/2006 Nursery School into Residential Plot) at Sowmya Nagar 6th Street, Perumbakkam, Chennai – 100 comprised in old S.No.429/1 part, T.S.No.429/82 (as per Patta) of Perumbakkam Village within the Limits of St.Thomas Mount Panchayat Union vide CMDA Planning Permission 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

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 229 /2022 dated 26.07.2022.

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

Yours faithfully,

 26/07/2022

for MEMBER-SECRETARY

 26/7/2022

Copy to:

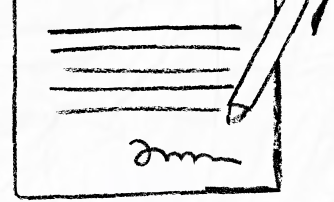
1. Thiru.V.Saravanavijayan,
Plot No.38, AGS Colony,
3rd Main Road,
Kottivakkam,
Chennai - 600 041.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA Project Registration Certificate
No.TN/01/Building/0156/2020 dt.19.05.2020
in file No. TNRERA/2099/2020 &
TNRERA/5784/2021)

(For Refund of Security Deposit for Building,
Display Board and Septic Tank)

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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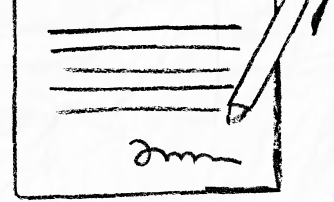
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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