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Project – Quarterly Progress Report

PROMOTER'S NAME	:	R.A.Lakshmi Narasimhan proprietor of S.A.Constructions
Project Name	:	Sri Sai Krithika Homes
Project Registration No	:	TN/02/Building/0167/2020, dated on 08.06.2020,
Quarter Ending	:	(March/June/September/December year of 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)	Flat No.A, 1st Floor,	68 Sq.mtr
		Flat No.D, 2nd Floor,	68 Sq.mtr
		Flat No.E, 2nd Floor	58 Sq.mtr
		Flat No.F, 2nd Floor	51 Sq.mtr
		Flat No.G, 3rd Floor	68 Sq.mtr
		Flat No.H, 3rd Floor,	58 Sq.mtr
2.	Parking Lots	Flat No.A	1
		Flat No.D,	1
		Flat No.E,	Nil
		Flat No.F,	Nil
		Flat No.G	1
		Flat No.H,	Nil
3	UDS Registered in Sq.m.	Flat No.A,	34 Sq.mtr
		Flat No.D,	34 Sq.mtr
		Flat No.E,	31 Sq.mtr
		Flat No.F,	27.95 Sq.mtr
		Flat No.G,	34 Sq.mtr
		Flat No.H,	31 Sq.mtr

B.Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100% Completed
	ii) Financial (Enter Anticipated project cost in Lakhs)	0%

C.Details of Clearances

1. Completion Certificate No.CC.No.EC/North-II/342/2021

2. Compliance Report, If any (Kindly Specify) Nill

3. Annual Audit Report of Special Account in Form 7 (Copy Attacted)

D. Latest Photo with Date (At least from 2 angles) Copy Attached

Form -4

ARCHITECT'S CERTIFICATE

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

Date : 7/3/2022

To,

R.A.LAKSHMI NARASIMHAN, Proprietor
M/s.S.A.Constructions
No.3/2, Plot No.49A, Elango Street,
Vivekananda Nagar, Chennai - 600 118,

Subject :- Certificate of completion of Construction work SRI SAI KRITHIKA HOMES Building Tower Block of the Building of the Project TNRERA Registration Number TN/02/Building/0167/2020, dated on 08.06.2020, situated on the Plot bearing Survey No.649/13A, 13B, Plot No.5, demarcated by its boundaries (latitude and longitude of the end points) 13.121387, 80.126962 to the North to the South to the East to the West of Division Thirumullaivoyal Village, Avadi Taluk, Thiruvallur District. Pin 600 109, measuring 278.71 Sqmts, area being developed by R.A.Lakshmi Narasimhan Proprietor by M/s.S.A.Constructions.

Sir,

I, T.Sivanantham, have undertaken assignment as Architect/ Engineer of certifying completion of construction work of SRI SAI KRITHIKA HOMES Building/ Block/Tower, Sri Sai Krithika Homes of the Building Situated on the Plot No.5, Survey No.649/13A, 13B of Division, Thirumullaivoyal Village, Avadi Taluk, Thiruvallur District, Pin 600 109, measuring 278.71 Sqmts area being developed by R.A.Lakshmi Narasimhan Proprietor by M/s.S.A.Constructions.

2. Following technical Professionals are appointed by owner/Promoter (as applicable)

(i) M/s/Thiru/Tmt. T.Sivanantham as Architect/Engineer
(ii)M/s/Thiru/Tmt. P.Anandraju as Structural Consultant
(iii)M/s/Thiru/Tmt. Nil as MEP Consultant
(iv) M/s/Thiru/Tmt. Lakshmi Narasimhan 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 SRI SAI KRITHIKA HOMES Building/Block of the Building has been completed in all aspects. The SRI SAI KRITHIKA HOMES Building Tower Block of the Building is granted completion certificate bearing number CC.No.EC/NORTH-II/342, dated on 21.12.2021 by CMDA, Egmore, Chennai.

Yours Faithfully

T. SIVANANTHAM., B.Arch., M.B.E.M., F.I.V.,
Registered Architect - Gr.I. (R.A)
No : RA / Gr.I / 19 / 03 / 096
Chennai Metropolitan Development Authority

Signature & Name T.SIVANANTHAM

Phone : 28414855

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No.1. 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,
Avadi City Municipal Corporation,
Avadi,
Chennai-600 053

Letter No.CMDA/CC/NHRB/N-II/360/2021 Dated: 21-12-2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt floor + 3 floors residential building with 8 dwelling units (as per approval 9 dwelling units) at Plot No.5, Siva Sakthi Nagar, 'A' Sector, 7th Street Known as 7th Avenue, Thirumullaivoyal, Chennai-109 comprised in S.No.649/13A, 13B (as per doc), S.No.649/13A, 13B, T.S. No.85 (as per patta), Ward-D, Block No.75, of Thirumullaivoyal village, Chennai, within the limit of Avadi City Municipal Corporation – Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/436/2019 in letter No.PP/NHRB/N/993/2019 dated 05.12.2019 in Planning Permit No. 13019.
2. Completion Certificate Application received from the applicant on 03.12.2021.
3. This office letter even no. dated 14.12.2021 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020545, dated 17.12.2021.
5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

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This is to certify that Thiru.R.A.Lakshmi Narasimhan has constructed Stilt floor + 3 floors residential building with 8 dwelling units (as per approval 9 dwelling units) at Plot No.5, Siva Sakthi Nagar, 'A' Sector, 7th Street Known as 7th Avenue, Thirumullaivoyal, Chennai-109 comprised in S.No.649/13A, 13B (as per doc), S.No.649/13A, 13B, T.S. No.85 (as per patta), Ward-D, Block No.75, of Thirumullaivoyal village, Chennai, within the limit of Avadi City Municipal Corporation. Planning Permission sanctioned by CMDA in P.P. No. NHRB/436/2019 in letter No.PP/NHRB/N/993/2019 dated 05.12.2019 in Planning Permit No. 13019 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-II / 342 /2021, dated: 21-12-2021**.

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 (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

21/12/2021

for MEMBER-SECRETARY

21/12

Copy to:

1 Thiru.R.A.Lakshmi Narasimhan,
No.3/2, Plot No.49A, Elango Street,
Vivekananda Nagar,
Kodungaiyur,
Chennai-118.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore,
Chennai-8.

TNRERA registration certificate of project Form' C' No.TNRERA/2182/2020 and registration No.TN/02/Building/0167/2020 dated 08.06.2020. The registration shall be valid till **31.01.2022**.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for Building, Septic Tank & 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.


13/01/2022




13/01/2022





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Vastu & Property Management Tools
Home Vastu Shastra, Plot Vastu Shastra, Property Management

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