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**Project - Quarterly Progress Report**

|                         |   |                                                                         |
|-------------------------|---|-------------------------------------------------------------------------|
| Promoter's Name         | : | HIRANI FOUNDATIONS                                                      |
| Project Name            | : | AURA by HIRANI                                                          |
| Project Registration No | : | TN / 29 / Building / 0018 / 2020 Dt.23.01.2020 and<br>TNRERA/15541/2022 |
| Quarter Ending          | : | DECEMBER 2023                                                           |

**A. Sales**

| Sl. No. | Description                                                                        | Cumulative No. of Units Sold upto the Quarter                  | Total Area       |
|---------|------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------|
| 1.      | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | 127.61 x 4 nos<br>125.86 x 4 nos<br>96 x 1 nos<br>96.90 x 1nos | 1206.78 Sq.M. ✓  |
| 2.      | Parking Lots                                                                       | 9                                                              | N/A              |
| 3.      | UDS Registered in Sq.m.                                                            | 9 FLATS<br>REGISTERED                                          | 395.8599 Sq.M. ✓ |

**B. Construction**

| Sl. No. | Description                                                | Block/Tower No. | Status                                                                                  |
|---------|------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | 1 BLOCK ONLY    | Completion Certificate Received.                                                        |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | 1 BLOCK ONLY    | Property tax Assessment complete.<br>CMWSSB Water +Sewer and TNEB Connections Received. |

| Sl.No. | Description                                             | Percentage |
|--------|---------------------------------------------------------|------------|
| 1.     | Percentage of Completion                                |            |
|        | i) Physical                                             | 100% )     |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) | 280 Lakhs  |

**C. Details of Clearances**

1. Completion Certificate No. **EC/North-I/272/2023, Dated 31-08-2023**
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **N/A** (in PDF Format)

**D. Latest Photo with Date (Atleast from 2 angles) ATTACHED BELOW****FRONT ELEVATION:**

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# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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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 Managing Director,  
CMWSSB, No.1, Pumping Station Road  
Chintadripet,  
Chennai-600 002

Letter No.CMDA/CC/NHRB/N-I/290/2023

Dated: 31-08-2023

Sir,

Sub: CMDA - Enforcement Cell (North-I) - Completed construction of Stilt Floor + 5 Floors Residential building with 30 dwelling units at Plot No.A1, A2, A3, A4, 14<sup>th</sup> Main Road, Anna Nagar, Chennai-40 comprised in S.No.207/24part, T.S.No.22/2, 22/3, 22/4, 22/5 and 22/6, Block No.30 of Koyambedu village Chennai, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No PP/NHRB/326/2019, in letter No. PP/SB/C/193/2019 dated 23.10.2019 in Planning Permit No.12909.
  2. TNRERA registration certificate of project Form 'F' No.TNRERA/15541/2022 dated 30.11.2022 valid up to October 2023 earlier Form 'C' was issued vide registration No.TN/29/Building/0018/2020 in letter No. TNRERA/0086/2020 dated 23.01.2020.
  3. Completion Certificate Application received from the applicant on 24.06.2023.
  4. This office letter even no. dated 24.08.2023 addressed to the applicant.
  5. Applicant letter dated 28.08.2023 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0024070, dated 28.08.2023.
  6. 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.Hirani Foundations, Rep. by Thiru.Sunil R.Hirani has constructed Stilt Floor + 5 Floors Residential building with 30 dwelling units at Plot No.A1, A2, A3, A4, 14<sup>th</sup> Main Road, Anna Nagar, Chennai-40 comprised in S.No.207/24part, T.S.No.22/2, 22/3, 22/4, 22/5 and 22/6, Block No.30 of Koyambedu village Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1<sup>st</sup> cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issue of a Completion Certificate approved by the TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in "C.C.No.EC/North-I / 272 /2023, dated: 31-08-2023.

//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.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 6<sup>th</sup> cited (Already indicated in the Planning permission approval letter 1<sup>st</sup> cited).

Yours faithfully,

*Shank*  
31.8.2023  
for MEMBER-SECRETARY

Copy to:

- 1 M/s.Hirani Foundations,  
Rep. by Thiru.Sunil R.Hirani,  
No.44/15,Egambareswarar  
Agraharam, Park Town,  
Chennai-600003.
- 2 The Chairperson, TNRERA  
CMDA – Tower-II (1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8.
3. The Deputy Financial Analyst  
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell,  
CMDA, (to update Webpage)

(TNRERA registration certificate of project Form 'F' No.TNRERA/15541/2022 dated 30.11.2022 earlier Form 'C' was issued vide registration No.TN/29/Building/0018/2020 in letter No. TNRERA/0086/2020 dated 23.01.2020. The registration shall be **valid for a period extension from April 2022 to October 2023.**)

(For Refund of SD for building & DB)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars

## FORM 4

## ARCHITECT'S CERTIFICATE

Date: 26<sup>th</sup> Feb 2024

To:

M/s. Hirani Foundations  
17/5, E.V.K Sampath Road,  
First floor Sriji Palace,  
Vepery, Chennai- 600 007

Subject:

Certificate of Completion of Construction Work of Stilt Floor + 5 floors Residential Building with 30 dwelling units consisting for the Project bearing TNRERA Registration Letter Number **TN / 29/ BUILDING / 0018 / 2020** dated **23.01.2020** situated at Plot No-A1,A2,A3& A4, 14<sup>TH</sup> Main Road, Anna Nagar, Chennai -600040, comprised in Survey No.207/24 Part ,T.S No.22/2,22/3,22/4,22/5&22/6 Block No.30, Koyambedu Village, Aminjikarai Chennai district, Greater Chennai Corporation limit, measuring 1169.27Sq.M of area being developed by **M/s. Hirani Foundation** of FSI Area = **3125.64 Sq.M**

Sir,

I have undertaken assignment as Architect of certifying Completion of Construction Work of Stilt Floor + 5 floors Residential Building with 30 dwelling units consisting for the Project bearing TNRERA Registration Letter Number **TN / 29/ BUILDING / 0018 / 2020** dated **23.01.2020** situated at Plot No-A1,A2,A3& A4, 14<sup>TH</sup> Main Road, Anna Nagar, Chennai -600040, comprised in Survey No.207/24 Part ,T.S No.22/2,22/3,22/4,22/5&22/6 Block No.30, Koyambedu Village, Aminjikarai Chennai district, Greater Chennai Corporation limit, measuring 1169.27Sq.M of area being developed by **M/s. Hirani Foundation** of FSI Area = **3125.64Sq.M**

Sir,

1. Following technical professionals are appointed by Owner/Promoter:

- (i) **Mrs. Reena Nishanthi Lydia** as Architect/Engineer.
- (ii) **Mr. C.KANNAN** as Structural Consultant.
- (iii) **Mr. K.DHARMARAJ** as Site Supervisor / clerk of works.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I/We hereby certify that Construction Work of Stilt Floor + 5 floors Residential Building with 30 dwelling units has been completed in all aspects. The Residential building is granted Completion Certificate bearing number **C.C. No.EC / North-I / 272 /2023** dated 31-08-2023.

Yours Faithfully,

**REENA NISHANTHI LYDIA P B ARCH**  
COUNCIL OF ARCH REG.No. CA/2009/46301  
CMDA REGD. ARCH No.RA/Gr-I/19/02/008  
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022  
CHENNAI CORPORATION REGD. No. RA100822019  
Door No. 31/14, 11 Floor, Cenotaph Road, I Street,  
Alwarpet, Chennai - 600 018.



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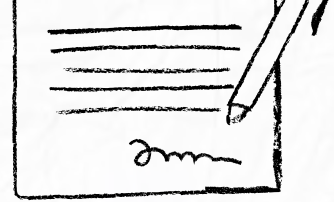
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### **Zoning & Land Use Analysis**

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### **Property Documentation & Workflow Tools**

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### **Vastu & Property Management Tools**

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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