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Project - Quarterly Progress Report

Promoter's Name	**:**	**SERENITY BUILDERS**
Project Name	**:**	**SERENITY SESHA SAI NIVAS**
Project Registration No	**:**	**TN/02/Building/0019/2020/Dated:23.01.2020**
Annual Report	**:**	**Year 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)	10 Unites	9634
2.	Parking Lots	10 Parking	10
3.	UDS Registered in Sq.m.	10 Unites	5697

B. Construction

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

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

C. Details of Clearances

1. Completion Certificate No. ---------- (only CC No. in Text Format)
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"

TABLE - B

S No	TASK/ACTIVITY	PERCENTAGE OF COMPLETION	REMARKS
1	Isolated Foundation work	100%	Completed
2	Excavation	100%	Completed
3	Basement	100%	Completed
4	Stilt Floor	100%	Completed
5	First Floor	100%	Completed
6	Second Floor	100%	Completed
7	Third Floor	100%	Completed
8	Fourth floor	100%	Completed
9	Fifth Floor - Part	100%	Completed
10	Internal walls. Internal plaster, Floorings with flats, doors and windows to each to each flats	100%	Completed
11	Sanitary fittings within the flat	100%	Completed
12	Staircase and lobbies at each floor level connection staircase and lifts, overhead tank.	100%	Completed
13	The external pluming,external plaster and completion of terraces	100%	Completed
14	Installtion of lifts, Genset, Compound wall and all other requirements as may be required to obtain completion certain	100%	Completed

M/s. SERENITY BUILDERS

AREA STATEMENT (Project : "SERENITY SESHA SAI NIVAS" @ Plot No. 54D, Door No. 8A & Nainiammal Street, Krishnapuram, Ambattur, Chennai - 600 053)

Details of UDS - Registration

								Car parking			
S.No	Block	Floor	Flat No.	Type	Rera Carpet Area (sq.m)	Total Area (sq.m)	UDS land area (sq.m)	Covered	Open	Allotment	Status
1	I	1	A1	3BHK	1023.50	1435.00	603	1	-	Mr.R.Gopalakrishnan	Registered
2	I	1	B1	3BHK	903.32	1285.00	536	1	-	Mr. S.Santhosh kumar	Registered
3	I	2	A2	3BHK	1023.50	1435.00	603	1	-	Mrs.V.Bhavani	Registered
4	I	2	B2	3BHK	903.32	1285.00	536	1	-	Mrs.Indra Gandhi.J & Mr.Jayavel.M	Registered
5	I	3	A3	3BHK	1023.50	1435.00	603	1		Mrs.S.Bharathi	Registered
6	I	3	B3	3BHK	903.32	1285.00	536	1		Mrs.K.R.Vandana	Registered
7	I	4	A4	3BHK	1023.50	1435.00	603	1	-	Mrs.R.Shanthi & Mr.M.Ashok Kumar	Registered
8	I	4	B4	3BHK	903.32	1285.00	536	1	-	Mr.Govindaraju.A & Kalpana.K	Registered
9	I	5	B5	3BHK	1023.50	1435.00	605	1		Mr.Shyam.K	Unregistred
10	I	5	B5	3BHK	903.32	1285.00	536	1	-	Mr.Hariprasad.K	Registered
				Total	**9634**	**13600.00**	**5697.00**	**10**			

Srinivas & Associates
architects

Date : 20/09/2021

CERTIFICATE FOR COMPLETION OF CONSTRUCTION WORK -
SERENITY SESHA SAI NIVAS (TN/02/Building/0019/2020 dated :23.01.2020) having Stilt + 5 Floors with 10 dwelling units at Plot No.54, D.No.8A, Nainiammal Street, Krishnapuram, Ambattur, Chennai - 600 053, comprised in S.No.604/2A1A1A1B, T.S.No.76, Block No. 7, Ward No.B, Ambattur Village, Ambattur Taluk, Thiruvallur District, Ambattur Municipality measuring 1263.45 sq.mts of area being developed by SERENITY BUILDERS.

Sir,

I, V.SRINIVASAN have undertaken assignment as Architect of Certifying Completion of construction work of SERENITY - SESHA SAI NIVAS having Stilt + 5 Floors with 10 dwelling units at Plot No.54, D.No.8A, Nainiammal Street, Krishnapuram, Ambattur, Chennai - 600 053, comprised in S.No.604/2A1A1A1B, T.S.No.76, Block No.7, Ward No.B, Ambattur Village, Ambattur Taluk, Thiruvallur District, Ambattur Municipality measuring 1263.45 sq.mts of area being developed by SERENITY BUILDERS.
The Following Technical Profesionals are appointed by Owner/Promoter:

1 Thiru. V.Srinivasan as Architect
2 Thiru. R.V.Narendran as Structural Consultant
3 Thiru. G.Madhavan as Site Supervisor.

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We, hereby certify that SERENITY - SESHA SAI NIVAS has been completed in all aspects. SERENITY - SESHA SAI NIVAS is granted Completion Certificate bearing C.C. No. EC/North-II/216/2021 dated 12-08-2021

Regards,

V.SRINIVASAN
(LICENSE No. C.A/96/19755.)
CMDA reg.No.RA/Gr.I/19/03/074

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 Managing Director,
CMWSSB, No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/NHRB/N/200/2021 Dated: 12-08-2021

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 5 Floor Residential building with 9 dwelling units [As per approval 10 dwelling units] at Plot No.54, Door No.8A, Nainiammal Street, Krishnapuram, Ambattur, Chennai-53 comprised in Old S.No.604/2A1A1A1B, T.S. No.76, Block No.7, Ward - 'B' of Ambattur village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref: 1. CMDA issued Planning Permission in P.P. No. B/NHRB/200/2019, in letter No. PP/SB/N/395/2019 dated 14.08.2019 in Planning Permit No. 12683 under Premium FSI.

2. Completion Certificate Application received from the applicant on 27.07.2021.

3. This office letter even no. dated 04.08.2021 addressed to the applicant.

4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0019669, dated 06.08.2021.

5. 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.Serenity Builders, Rep. by its partner Thiru.D.V.Nishesh Gupta have constructed Stilt Floor + 5 Floor Residential building with 9 dwelling units [As per approval 10 dwelling units] at Plot No.54, Door No.8A, Nainiammal Street, Krishnapuram, Ambattur, Chennai-53 comprised in Old S.No.604/2A1A1A1B, T.S. No.76, Block No.7, Ward - 'B' of Ambattur village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No.B/NHRB/200/2019, in letter No. PP/SB/N/395/2019 dated 14.08.2019 in Planning Permit No. 12683 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-II /216/2021, dated: 12-08-2021**.

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,

for MEMBER-SECRETARY

Copy to:

1 M/s.Serenity Builders,
Rep. by its partner Thiru.D.V.Nishesh Gupta.
Plot No.20, 97/1, South Phase Industrial Estate, Ambattur, Chennai-53.

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/7158/2019 and registration No.TN/02/Building/0019/2020 dated 23.01.2020. The registration shall be **valid till September 2024.**

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:

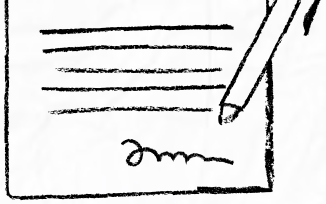
(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.

(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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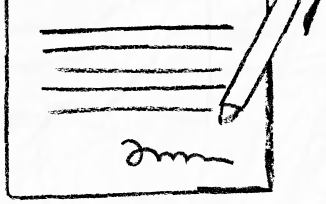
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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