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## Project - Quarterly Progress Report



|                         |   |                                                                                      |
|-------------------------|---|--------------------------------------------------------------------------------------|
| Promoter's Name         | : | CLAPS Property Developers LLP                                                        |
| Project Name            | : | CLAPS SPECIAL CHILDREN COMPLEX                                                       |
| Project Registration No | : | TN/02/Building/2022/2020 dt 23.01.2020                                               |
| Quarter Ending          | : | ( <del>March</del> / <del>June</del> / <del>September</del> / December)<br>Year 2023 |

### 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)<br>56.6 SM - 4 Nos<br>56.7 SM - 6 Nos<br>57.2 SM - 6 Nos<br>57.3 SM - 4 Nos<br>58.3 SM - 10 Nos<br>59.3 SM - 10 Nos<br>71.5 SM - 2 Nos<br>71.6 SM - 2 Nos<br>72.4 SM - 2 Nos<br>73.4 SM - 2 Nos | 48 Nos                                   | 2892.6 Sq. m. (SM) |
| 2.      | Parking Lots                                                                                                                                                                                                                                                                       | 48 Open Car Parking Slots                |                    |
| 3.      | UDS Registered in Sq.m.                                                                                                                                                                                                                                                            | 48 Units                                 | 21307.2 Sq.m (SM)  |

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## B. Construction

| Sl. No. | Description                                                | Block/Tower No.                                                                                       | Status                                                                                   |
|---------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | (1) FDU Blocks A,B,C & D<br>(2) Family Dining Block<br>(3) Staff Dormitory Block<br>(4) RL 1-7 Blocks | All works Completed<br>All works Completed<br>All works Completed<br>All works Completed |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | (1) STP & WTP<br>(2) Security Cabin, Shop & EB Room<br>(3) Compound Wall & Sump                       | All works Completed<br>All works Completed<br>All works Completed                        |
|         |                                                            |                                                                                                       |                                                                                          |

| Sl.No. | Description                                             | Percentage               |
|--------|---------------------------------------------------------|--------------------------|
| 1.     | Percentage of Completion                                |                          |
|        | i) Physical                                             | <b>100 %</b>             |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) | <b>1970 Lakhs (100%)</b> |

## C. Details of Clearances

1. Completion Certificate No. 913/2022/12.05.2022 (only CC No. in Text Format)- Attached
2. Compliance Report, if any (Kindly Specify) Nil (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 - Attached

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

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)"



Dormitory



Common Dining Hall

① 2



Oct 17, 2023 11:24:54 AM

## Office Rooms



Oct 17, 2023 11:32:00 AM

## RL Building - view 1



WTP & STP



RL Building - view 2



FDU A & D Blocks



FDU B & C Blocks

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### COMPLETION CERTIFICATE.

| From.                                                                                                                                                                                                                                                                                                                     | To.                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Tmt.P.Kavitha, B.E., M.Plan.,<br>Deputy Director /Assistant Director (i/c),<br>District Town & Country Planning Office,<br>Thiruvallur District, No.43/397A, 2 <sup>nd</sup> Floor,<br>Annai Indira Gandhi Salai,<br>Rajajipuram Part - II, Thiruvallur - 602 001.<br>Ph : 044-29595440<br>email-dtctiruvallur@gmail.com. | 1. The Executive Engineer,<br>TANGEDCO,<br>Kancheepuram<br><br>2. The Executive Engineer,<br>TWAD Board,<br>Chennai. |

**Roc.No.913/2022/Thiruvallur-2, Dated. .05.2022.**

Sir,

Sub: O/o.The District Town & Country Planning- Thiruvallur District – Completed Construction Partially – Group Development – Special Children Homes + Ground Floor + 2 Floors – S.No.122/2, 123/1C2, 124/3, 125/2, 3, 4, 126/2pt, 3pt & 4Pt-of Neyveli Village, Thiruvallur Taluk, Thiruvallur District – Partial Completion Certificate – Issued Regarding.

- Ref:
1. The Director of Town and Country Planning Chennai- 02 Proceedings No.10422/2019/TCP 7, Date.15.10.2019.
  2. Assistant Director of Town and Country Planning, Thiruvallur Region, Proceedings No.2063/2019/TVR2, Dated 07.11.2019
  3. Completion Certificate Application, received from M/s.CLAPS Property Developers LLP., dated.18.04.2022.
  4. Director /Fire & Rescue Services, Tamil Nadu  
D.Dis.No.1804/2022, Date.07.03.2022.
  5. Infrastructure and Amenities Charges remitted in DTC receipt No.TNT09, Dated:17.10.2019.
  6. G.O.(Ms)No.53, Housing and Urban Development (UD-4(3) Department, Dated:16.04.2018.
  7. G.O.(Ms)No.18, Municipal Administration and Water supply (MA1) Department, Dated:04.02.2019.
  8. G.O.(Ms)No.16, Municipal Administration and Water supply (MA1) Department, Dated:31.01.2020.

\*\*\*\*\*

This is to certify that M M/s.CLAPS Property Developers LLP., have constructed Group Development of Multi Storied Building for Stilt + Special Children Homes + Ground Floor + 2 Floors – S.No.122/2, 123/1C2, 124/3, 125/2, 3, 4, 126/2pt, 3pt & 4Pt-of Neyveli Village, Thiruvallur Taluk, Thiruvallur District Originally, Consent has been accorded by the Director of Town and Country Planning, Chennai-2 vide his proceedings 1<sup>st</sup> cited above for grant of planning permission for construction of some other buildings including the above mentioned block, Consequent to the order 1<sup>st</sup> cited above, Planning permission/ Technical Clearance had been issued vide this Office Proceedings No. 2063/2019/TVR2, Dated.07.11.2019 2<sup>nd</sup> cited

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above. The site was inspected and observed that the building block A5 has been completed as per approved plan and satisfied the norms for issue of Partial Completion Certificate.

2. Accordingly Partial Completion Certificate is issued for the above block E,G,H,I,L,M,N in CC No.02 /2022, Dated.12.05.2022.

3. Partial Completion Certificate is issued to the block details of completed construction are as follows.

| Block    | Description                            | F.S.I Area in Sq.m | Non F.S.I Area in Sq.m | Total Area in Sq.m   |
|----------|----------------------------------------|--------------------|------------------------|----------------------|
| <b>A</b> | <b>Residential Building</b>            |                    |                        |                      |
|          | Ground Floor                           | 400.16             | 4.48                   | 404.64 - 04 Dwelling |
|          | First Floor                            | 371.59             | -                      | 371.59 - 04 Dwelling |
|          | Second Floor                           | 371.59             | -                      | 371.59 - 04 Dwelling |
|          | <b>Total</b>                           | <b>1143.34</b>     | <b>4.48</b>            | <b>1147.82</b>       |
| <b>B</b> | Ground Floor                           | 403.34             | -                      | 403.34 - 04 Dwelling |
|          | First Floor                            | 371.60             | -                      | 371.60 - 04 Dwelling |
|          | Second Floor                           | 371.60             | -                      | 371.60 - 04 Dwelling |
|          | <b>Total</b>                           | <b>1146.54</b>     | <b>-</b>               | <b>1146.54</b>       |
| <b>C</b> | Ground Floor                           | 403.34             | -                      | 403.34 - 04 Dwelling |
|          | First Floor                            | 371.60             | -                      | 371.60 - 04 Dwelling |
|          | Second Floor                           | 371.60             | -                      | 371.60 - 04 Dwelling |
|          | <b>Total</b>                           | <b>1146.54</b>     | <b>-</b>               | <b>1146.54</b>       |
| <b>D</b> | Ground Floor                           | 400.16             | 4.48                   | 404.64 - 04 Dwelling |
|          | First Floor                            | 371.59             | -                      | 371.59 - 04 Dwelling |
|          | Second Floor                           | 371.59             | -                      | 371.59 - 04 Dwelling |
|          | <b>Total</b>                           | <b>1143.34</b>     | <b>4.48</b>            | <b>1147.82</b>       |
| <b>E</b> | Electrical Panel Room, Genset, Toilet. | -                  | 61.62                  | 61.62                |
| <b>G</b> | Family & AC Dining Ground Floor        | 228.18             | -                      | 228.18               |
| <b>H</b> | Staff & Dormitory Ground Floor         | 122.52             | -                      | 122.52               |
| <b>I</b> | Toilet Ground Floor                    | -                  | 9.70                   | 9.70                 |
| <b>L</b> | <b>Activity Centre</b>                 |                    |                        |                      |
|          | Ground Floor                           | 1247.28            | 140.84                 | 1388.12              |
|          | First Floor                            | 1372.42            | 140.84                 | 1513.26              |
|          | Second Floor                           | 1372.42            | 140.84                 | 1513.26              |
| <b>N</b> | Security Ground Floor                  | -                  | 12.29                  | 12.29                |
|          | <b>Grand Total</b>                     | <b>8922.58</b>     | <b>515.09</b>          | <b>9347.67</b>       |

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4. The partial completion certificate is issued in accordance with the provisions of the Town and 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 Local Body Acts. The Partial Completion Certificate issued under Regulation No.12 of the Development Control Regulations, 2010 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant / Developer / Power Agent and the Structural Engineer / Licensed Surveyor / Architects, Who have Signed in the Plan to ensure the Safety after Construction and also for its continued Structural Stability of the Buildings.

Yours Faithfully,

*[Signature]*  
12/5/22

Deputy Director /Assistant Director (i/c)  
District Town & Country Planning Office,  
Tiruvallur District.

*[Signature]*  
12/05/22

Copy to:

1. M/s.CLAPS Property Developers LLP.,  
New No.301, Old No.H50/5,  
Harmony Emerald,  
South Avenue, Kamaraj Nagar,  
Thiruvanmiyur, Chennai - 600 041.
2. The Chairperson, TNRERA, CMDA- Tower-II (1<sup>st</sup> Floor)  
No.1-A, Gandhi Irwin Bridge Road,  
Egmore, Chennai- 600 008.

## ARCHITECT 'S CERTIFICATE

To,  
M/s.CLAPS Property Developers LLP.,  
New No.301, Old No. H50/5,  
Harmony Emerald,  
South Avenue, Kamaraj Nagar,  
Thiruvanniyur, Chennai-600 041.

Date: 08.08.2023

*Subject:* Certificate of Completion of Construction Work of Residential Building complex situated on the plot bearing Survey nos. 122/2, 123/1C2, 124/3, 125/2,3,4, 126/2PT, 3PT, 4PT demarcated by its boundaries 13.2096 to the North to the South 79.9110 to the East to the West of Neyveli Village, Tiruvallur Taluk, Tiruvallur District, Pincode-602203, measuring 9347.67 Sq.mts.

*Ref:* RERA Registration Number: TN/02/Building/0022/2020 dt 23.01.2020

Sir,

We, TSO Design Commune Pvt Ltd., have undertaken assignment as Architect of certifying completion of Construction Work of Residential Building complex situated on the plot bearing Survey nos. 122/2, 123/1C2, 124/3, 125/2,3,4, 126/2PT, 3PT & 4PT at Neyveli Village, Tiruvallur Taluk, Tiruvallur District, PIN- 602203. measuring 9347.67 Sq.mts.

2. Following technical professionals are appointed by CLAPS Property Developers LLP

- (i) Mr.L.Sattanathan-Architect, TSODC as Architect/ Engineer.
- (ii) Mr.Inbarajan, Bourn Consultants as Structural Consultant.
- (iii) Mr. Devaraj, D& D Consultant, as Plumbing Consultant.
- (iv) Mr. Gnanasekaran, as Electrical Consultant.
- (v) Mr.Asai Muthu, as Site Supervisor.

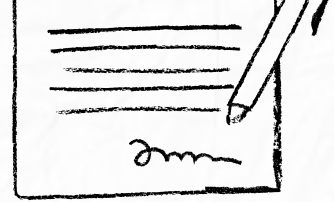
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that Residential Building complex has been completed in all aspects. The Residential Building is granted completion certificate bearing number CC.No.02/2022 Dated 12.05.2022 by DTCP.

Yours Faithfully,

For TSO DESIGN COMMUNE PVT LTD

L.SATTANATHAN  
Architect.

CA/94/17056



our services doesn't just end there



### **Buying & Selling Services**

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



### **Legal & Documentation Services**

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



### **Property Development & Approvals**

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



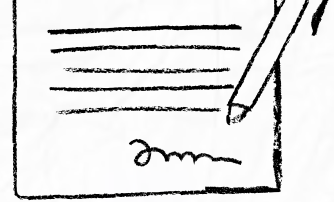
### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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with smart tools



### **Property Valuation & Cost Estimation**

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



### **Ownership, Compliance & Legal Verification**

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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real estate journey

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