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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Sumanth & Co.,
Project Name	:	Sreshta Aswini
Project Registration No	:	TN/29/BUILDING/0278/2020
Quarter Ending	:	31 st December 2022

A. Sales

Sl. No.	Description	No.	Total Area (Sq.ft) (Salable Area)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1A,2A,2B, 4A & 4B	9479 Sq Ft
2.	Parking Lots		
3.	UDS Registered in Sq. Ft.	1A, 2A, 2B, 4A and 4B	3647 Sq.Ft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		Building Completed final touch up & Common area is in progress
2.	Status of common Amenities for each Block/Tower, Item wise		

Sl.No.	Decription	Percentage
1.	Percentage of Completion	
	xvii) Physical	95%
	xviii) Financial (Enter Anticipated Project Cost in Lakhs)	50 Lakhs

C. Details of Clearances

1. Completion Certificate No. **CMDs/CC/NHRB/S/258/2022**
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – **Not Applicable**

D. Latest Photo with Date (Atleast from 2 angles) – attached

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



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/S/258/2022

Dated: 30.08.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 9 dwelling Units availing with Premium FSI at Old Door No.46, New Door No.105, Eldams Road, Teynampet, Chennai-600 018 Comprised in Old S.No.1545/1A, New R.S.No.1545/56, Block No.30 of Mylapore Village within the limits of Greater Chennai Corporation – Completion Certificate- Issued – Reg.

- Ref:
1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
 2. CMDA Planning Permission No. B/NHRB/109/2020 in Planning Permit No.13378 in letter No. PP/NHRB/S(B2)/746/2019 dated 19.03.2020.
 3. Completion Certificate Application received from M/s. Sumanth & Co on 04.07.2022.
 4. This office D.C. Letter even No dated 05.08.2022.
 5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021956, dt. 12.08.2022.

This is to certify that M/s. Sumanth & Co, has completed the construction of Stilt Floor + 5 Floors Residential Building with 9 dwelling Units availing with Premium FSI at Old Door No.46, New Door No.105, Eldams Road, Teynampet, Chennai-600 018 Comprised in Old S.No.1545/1A, New R.S.No.1545/56, Block No.30 of Mylapore Village within the limits of Greater Chennai Corporation vide CMDA Planning Permission issued 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 Monitoring Committee & TNCDBR 2019.

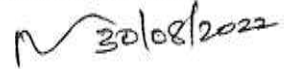
Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 274 /2022 dated 30.08.2022.

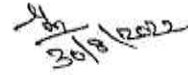
3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the 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 is issued subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in serial No. 11th reference)

Yours faithfully,

 30/08/2022

for MEMBER-SECRETARY

 30/8/2022

Copy to:

1. M/s. Sumanth & Co
No. 8/57, Luz Avenue,
Mylapore, Chennai-600 004.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

(TNRERA letter No.TNRERA/9463/2022 & its registration of 1st extension No.TN/29/Building/0278/2022, dt.06.08.2020 in letter No. TNRERA/3151/2020 dt.06.08.2020 valid upto February 2023)

3. The Deputy Financial Analyst
Finance Division, CMDA.

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

4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

Note:

- i) The Original Cash Receipt No. B0015838, dated 10.02.2020 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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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

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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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