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Project - Quarterly Progress Report – March-2022

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Promoter's Name	:	RKESTATES
Project Name	:	MARUTHAM RHYTHM
Project Registration No	:	TN/29/Building/0328/2020 dated 10.09.2020
Quarter Ending	:	(March / June / September / December) Year 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size-wise (As given in Carpet Area Statement while registering)	3	190.41 sq. m.
2.	Parking Lots	NIL	NIL
3.	UDS Registered in Sq.m.	3	190.41 Sq. m.

B. Construction

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

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

C. Details of Clearances

- Completion Certificate No. **YES** (only CC No. in Text Format)
- Compliance Report, if any (Kindly Specify) **NIL** (in PDF Format)
- Annual Audit Report of Special Account in Form 7 **NIL** (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) **ENCLOSED** (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in".

B.CONSTRUCTION

Status of the Construction for the Quarter Ending March-2022

MARUTHAM GROUP

No 32, First Cross Street, Ganga Nagar, Kodambakkam, Chennai – 600 024

RERA Registration No: **TN/02/Building/0328/2020 dated 10.09.2020**

Name Of the Project: **Marutham Rhythm**

Plan Type- Stilt + 5

Total Flats- 10 Units

S. No	Stage Of Completion	Block/Floor	Status
1	Structure	Above Terrace	100% Completed
2	Brick Work	Above Terrace	100% Completed
3	Plastering	Above Terrace	100% Completed
4	Painting	Above Terrace	100% Completed
5	Terrace Flooring		100% Completed
	Paver Block		100% Completed

MARUTHAM RHYTHM

PHOTOS OF THE PROJECT FOR THE QUARTER ENDING March 2022

Handwritten signature/initials in blue ink.

RERA Registration No: TN/02/Building/0328/2020 dated 10.09.2020



FRONT ELEVATION



SIDE ELEVATION



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

YAB

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/C/022/2022

Dated: 02.03-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units with availing Premium FSI at Plot No.A, Zackaria Colony Main Road, Kodambakkam, Chennai comprised in T.S. No.95/1 (Part) & 95/5, Block No.29 of Puliur Village within the limit of Greater Chennai Corporation– Completion Certificate - Issued - Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/NHRB/218/2020, in Letter No.PP/NHRB/C/1171/2019, dated 29.07.2020, Planning Permit No.13587.
 2. TNRERA Registration Certificate in Registration No.TN/29/Building/0328/2020 in Lr. No.TNRERA/3329/2020, dated 10.09.2020
 3. Your Completion Certificate application through online dated 22.01.2022.
 4. This office letter even no. dated 23.02.2022 addressed to the applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0021008, dated 24.02.2022.
 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. R.K. Estates, Rep. by its Partner Thiru. R. Sundararajan has constructed Stilt Floor + 5 Floors Residential Building with 10 dwelling units with availing Premium FSI at Plot No.A, Zackaria Colony Main Road, Kodambakkam, Chennai comprised in T.S. No.95/1 (Part) & 95/5, Block No.29 of Puliur Village within the limit of Greater Chennai

and has obtained the Completion Certificate from the Enforcement Cell (Central-II) of CMDA.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I / 58 /2022, dated: 02-03-2022.

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 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

SK
2.3.2022

for MEMBER-SECRETARY

Copy to:

1. M/s. R.K. Estates
Rep. by its Partner Thiru. R. Sundararajan
No.32, 1st Cross Street, Ganga Nagar
Kodambakkam, Chennai – 600 024
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of Security Deposit for building & Display Board)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

FORM - 4
ARCHITECT'S CERTIFICATE

Date: 17-04-2023

R.K.Estates

No.32, Ganga Nagar 1st Cross Street

Kodambakkam

Chennai - 600024

Sub: : Certificate of Completion of Construction Work of "MARUTHAM RHYTHM" Residential Building of the Project TNRERA Registration Number. TN/29/Building/0328/2020 dated 10.09.2020 situated on the Plot bearing Plot Nb A, zackariya Colony Main Road, Kodambakkam, Chennai - 600024, Comprised in T.S.No.95/1 Part & 95/5, Block No.29, demarcated by its boundaries 13.060798, 80.182235 to the North 13.058884, 80.182552 to the South 13.059815, 80.182214 to the East 13.059815, 80.182847 to the West of Puliyur Village, Egmore Taluk, Chennai Dist. measuring 512.30 Sq.m area being developed by R.K.Estates.

Sir,

1. I/We have undertaken assignment as Architect of certifying completion of Construction Work "MARUTHAM RHYTHM" Building of the Project TNRERA Registration Number. TN/29/Building/0328/2020 dated 10.09.2020 situated on the Plot bearing Plot Nb A, zackariya Colony Main Road, Kodambakkam, Chennai - 600024, Comprised in T.S.No.95/1 Part & 95/5, Block No.29 of Puliyur Village, Egmore Taluk, Chennai Dist., measuring 512.30 sq.mts.area being developed by R.K.Estates.

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

- (i) Mr.V. Srinivasan as Architect/Engineer
- (ii) Mr.S. Padmanaban as Structural Consultant
- (iii) M/s/Thiru/Tmt. NIL as MEP Consultant
- (iv) Mr.B. Veerapandian as Site Supervisor/Clerk of Works.

V. Srinivasan
V. SRINIVASAN, AIAA.
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai-600 040. Ph : 2628 6529

V. Srinivasan, aiaa.,

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755

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Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

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 Marutham Neptune Building has been completed in all aspects. The "Marutham Rhythm" Building is granted Completion Certificate bearing Number. EC/CENTRAL - I/ 58/2022 dated 02.03.2022 by CMDA.

Yours Faithfully,

V. Srinivasan

V. SRINIVASAN, AIIA.

Registered Architect-CA/96, 19755

Licensed Surveyor-Corporation of Chennai

R.A. No. 344

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai-600 040. Ph : 2628 6529



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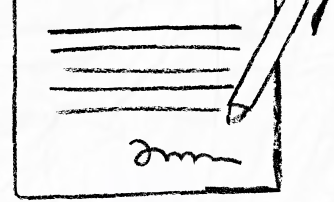
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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