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Project - Quarterly Progress Report

Promoter's Name	:	Vethathiri Home Developers
Project Name	:	SANMARGAM
Project Registration No	:	TN/29/Building/0345/2020 Dated 22.09.2020
Quarter Ending	:	(March / June / September / December) Year 2022

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)	12	838.92sq.mt
2.	Parking Lots	8	
3.	UDS Registered in Sq.m.	12	445.92sq.mt

B. Construction

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

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

C. Details of Clearances

1. Completion Certificate No.CC/WDCN14/00497/2021 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) Sudha Planners – Engineers (P.Iyappan) (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 - C R B S Associates LLP (Chartered Accountants) (in PDF Format)

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

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



SUDHA PLANNERS

Engineers & Consultants

P. Iyappan, D.C.E.,

Registered Engineer Grade-III (RE)

CMDA

(Regd. No. RE/GR-III/19/04/062)

&

Greater Chennai Corporation (GCC)

(Regd. No. RE3/0167/2019)

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block)

Date: 06/05/2022

To

Vethathiri Home Developers,
No.26A, NSC Bose Road,
SISI Colony,
Ullagaram,
Chennai – 600 091

We Vethathiri Home Developers have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Stilt floor + 3 Floor Building situated on the plot No.545A & 545B/ Survey no.73/18B of Division 169 Village Madipakkam Taluk Solinganallurt District Chennai PIN 600 091 measuring 838.92sq.mts.area being developed by Vethathiri Home Developers.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. P.Iyappan as Architect/Engineer
- (ii) M/s/Thiru/Tmt. P. Mariyappan as Structural Consultant
- (iii) M/s/Thiru/Tmt. M. Gokul as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that Stilt Floor + 3 Floor Building has been completed in all aspects. The Stilt Floor + 3 Floor Building/ Single Block of the Building is granted Completion Certificate bearing number CC/WDCN14/00497/2021 dated 10/10/2021 by Greater Chennai Corporation (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No)

P. IYAPPAN, D.C.E.,

REGISTERED ENGINEER GRADE-III(RE)

CMDA

(Regd. No. RE/GR-III/19/04/062) &

GREATER CHENNAI CORPORATION (GCC)

(Regd. No. RE3/0167/2019)

Off: Flat No.B-10(FF), Sri Vetrivelan Flats,

Plot No.12, Manimegalai Street,

Madipakkam, Chennai - 600 091.

Cell: 9940410474 Email: iyappan71@gmail.com



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Perungudi
Completion Certificate

From	To	
The Zonal Officer, Greater Chennai Corporation, No.6/64, Puzhuthivakkam Main Road, Chennai - 600091	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/00497/2021

Dated: 10/10/2021

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Plot No:545 A - 545 B, Survey No:73/18B, RAM NAGAR NORTH 1ST STREET,Ram Nagar,Puzhuthivakkam,Madipakkam, Chennai, 600091 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN14/01827/2020 and BA/WDCN14/01949/2020 dated : 21/02/2020
- 2.Completion Certificate Application online registration :CC/WDCN14/00453/2021 dated :10/10/2021
- 3.This office letter vide No:CC/WDCN14/00453/2021 dated 10/10/2021
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2021-22/12152

(1) This is to certify that Thiru. Ms VETHATHIRI HOME DEVELOPERS PARTNERS MR U NEDUNCHEZHIAN MR P KAKKAN GPA FOR MRS R SUMATHI MR S GOVINDAN AND MRS JAYA MEERA ANANDAN has completed the construction of Residential / Commercial building at Plot No:545 A - 545 B, Survey No:73/18B, RAM NAGAR NORTH 1ST STREET,Ram Nagar,Puzhuthivakkam,Madipakkam, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/01827/2020 and Building Permit No:BA/WDCN14/01949/2020 dated: 21/02/2020. The building 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.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN14/00497/2021
Dated:26/10/2021

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provision does not cover Structural Stability aspect of the building. As far as the structural stability, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by S.Baskaran
Date: 10-Nov-2021 (15:12:27)

Zonal Officer-Perungudi
Greater Chennai Corporation









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



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

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