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Project - Quarterly Progress Report

Promoter's Name	:	**M/s. Baashyaam Constructions Pvt Ltd**
Project Name	:	**CLOUD GRAZE**
Project Registration No	:	**TN/29/BUILDING/0366/2020**
Quarter Ending	:	**(OCT-NOV) 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)	7406.29 sqm	7406.29 sqm
2.	Parking Lots	85	85
3.	UDS Registered in Sq.m.	1916.60 sqm	1916.60 sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Basement to Terrace Floor Level slab	1) Basement to terrace floor level slab completed
2.	Status of common Amenities for each Block/Tower, Item wise	GYM, Club House	90%

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	Basement	95%
	Stilt Floor	90%
	First floor	92%
	Second floor	90%
	Third Floor	92%
	Fourth Floor	92%
	Fifth Floor	92%
	Sixth Floor	90%
	Seventh Floor	92%
	Eighth Floor	92%
	Ninth Floor	92%
	Tenth Floor	90%
	Eleventh Floor	92%
	Twelfth Floor	92%
	Thirteenth Floor	92%
	Fourteenth Floor	90%
	Fifteenth Floor	87%
	Terrace floor	95%

C. Details of Clearances

1. Completion Certificate No: CMDA/CC/HRB/C/0296/2022 Dated 20.09.2022
2. Compliance Report, if any (Kindly Specify) - Not Applicable
3. Annual Audit Report of Special Account in Form 7 – Enclosed

D. Latest Photo with Date (Atleast from 2 angles) ---- Enclosed

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

BAASHYAM CONSTRUCTIONS PVT. LTD. CHENNAI 600 017




BAASHYAAM

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Chennai
600 017

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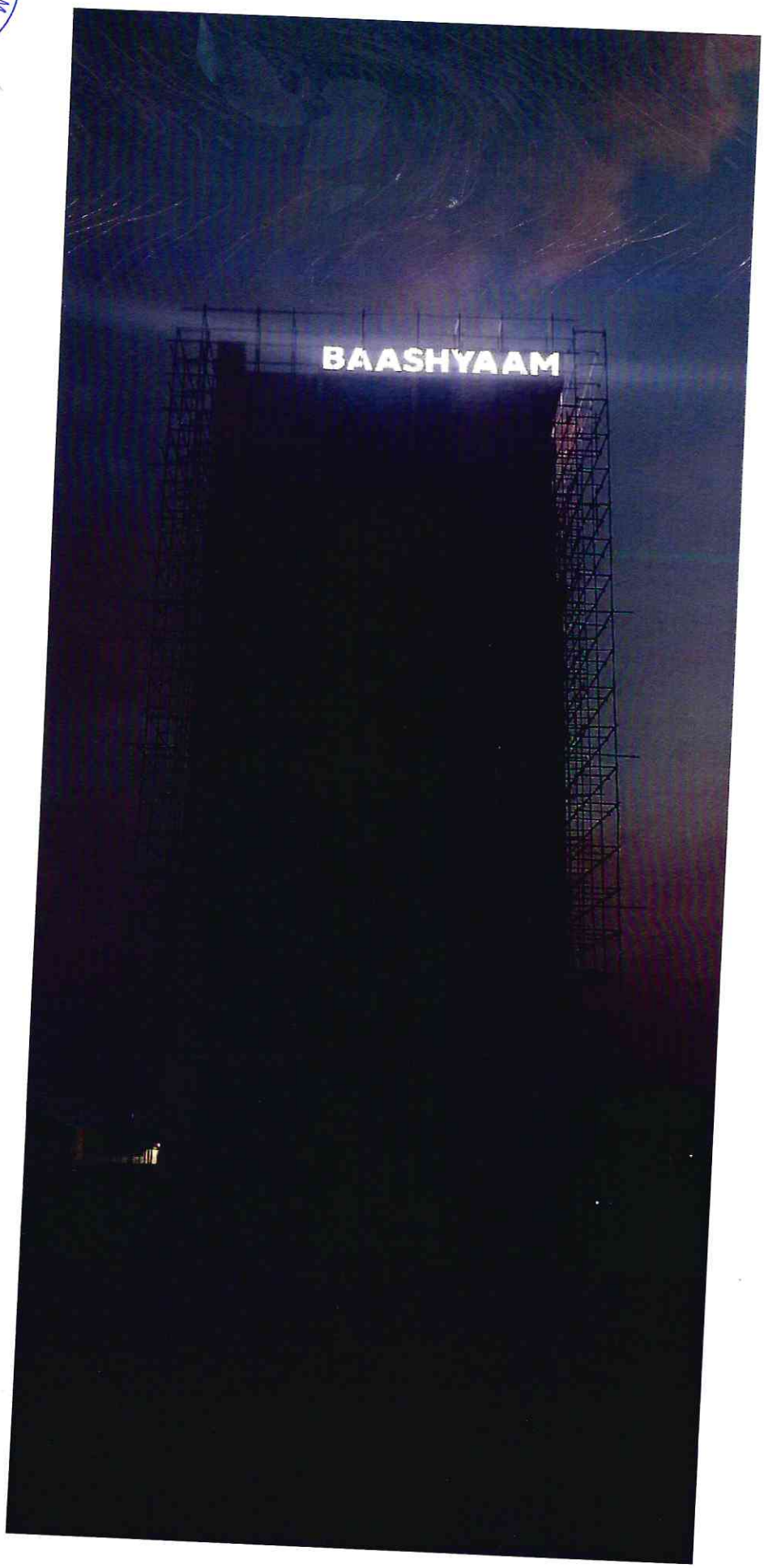

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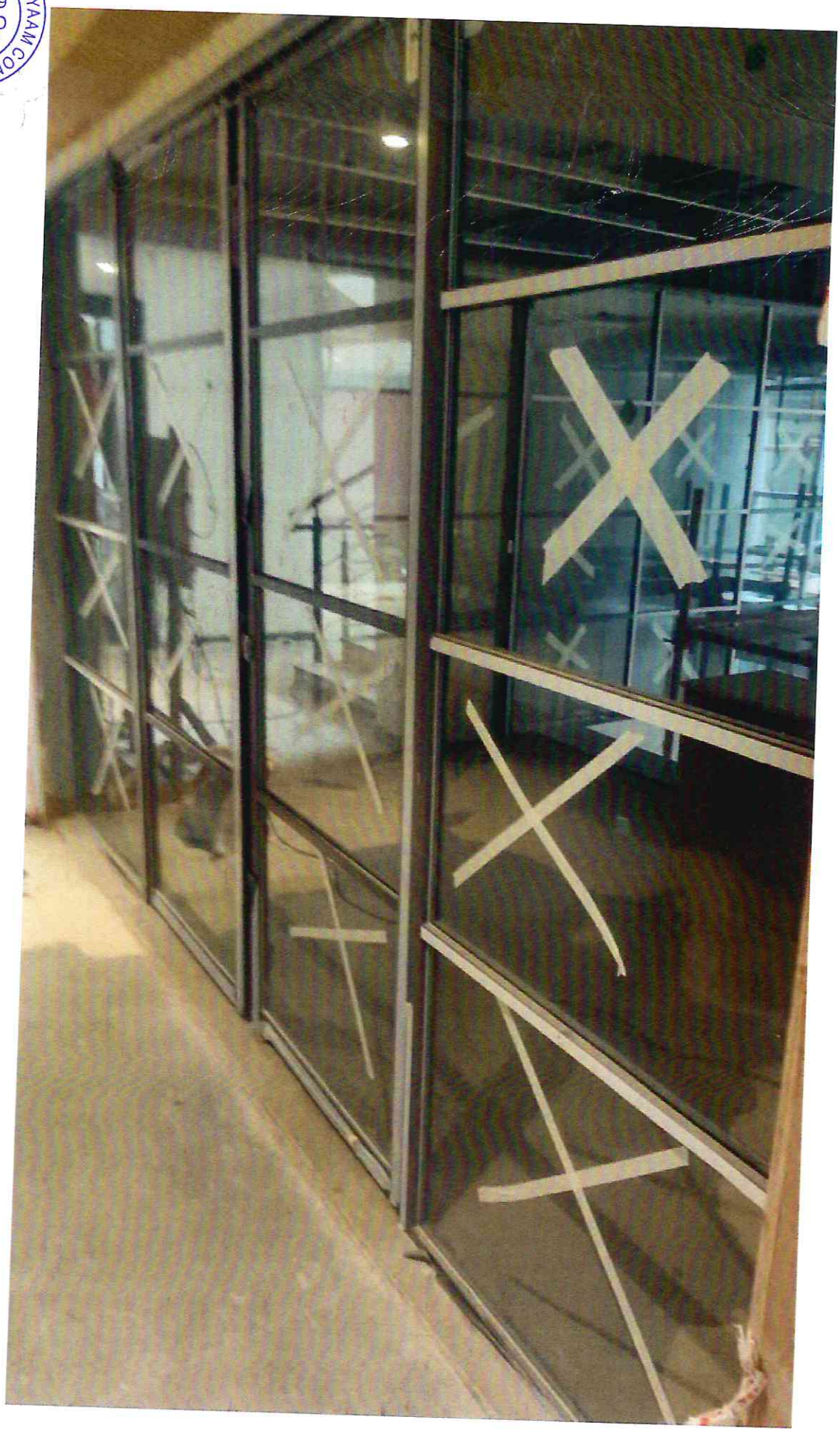





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FORM-4

ARCHITECT'S CERTIFICATE

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

Date:23.11.2022

To

M/S.Baashyaam Constructions Pvt. Ltd.,
No 87, G.N.Chetty Road,
T.Nagar, Chennai – 600 017

Subject: Certificate of Completion of Construction Work of One Building / One Block of the Building of the Project (TNRERA Registration Number TN29/BUILDING/0366/2020 dated 01.10.2020) situated on the Plot bearing Survey no. T.S No 1,4 & 6, Old S.No.394/1(Pt), Plot no./Door No 12,13,14, Door No. 12,13,14/1 & 2, R K Shanmugam Salai, (Door No 12, P T Lakshmana Salai), KK Nagar, Chennai – 600078 demarcated by its boundaries (latitude and longitude of the end points) Dr.Lakshmanasamy Salai (48 Feet Road) to the North Plot No.15, comprised in T.S.No.9 to the South Plot Nos.131, 132, 133, 134 and 135, comprised in T.S.Nos.2, 3, 5, 7 and 8 1st Sector, K.K.Nagar to the East and 80 Feet Wide Road (R.K.Shanmugham Salai) to the West of Block No 104, Kodambakkam Village, Mambalam Taluk, KK Nagar , Chennai – 600 078_ measuring 1916.59 sq.mts. area being developed by M/s. Baashyaam Constructions Pvt. Ltd.

Sir,

I/We M/s Nataraj & Venkat have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of One Building/Block/Tower One of the Building situated on the plot No./Survey no./ Door no. 12,13,14/1 & 2, R K Shanmugam Salai, (Door No 12, P T Lakshmana Salai), KK Nagar, Chennai - 600078 of Block No 104, Kodambakkam Village, Mambalam Taluk, KK Nagar , Chennai – 600 078 measuring 1916.59 sq.mts. area being developed by M/s. Baashyaam Constructions Pvt. Ltd.

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

(i)	Ms.Sheeba	as Architect Engineer
(ii)	Mr Peramaiyan	as Structural Consultant
(iii)	Mr.Murugesan .	as Pluming Consultant(MEP consultant)
(ivi)	Mr. Vishwanathan	as Electrical Consultant (MEP consultant)
(iv)	Mr S.Prabakaran	as Engineer

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 One Building/ Block of the Building have been completed in all aspects. The One Building/ One Block of the Building is granted Completion Certificate bearing number CC No.EC/Central –II/301/2022 dated 20.09.2022) by CMDA (competent Authority) .

Yours Faithfully,

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

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

www.nva.in

ATARAJ & VENKAT ARCHITECTS
8, 3RD SEAWARD RD, VALMIKI NAGAR,
HIRUVANMIYUR, CHENNAI 600041
/ +91 44 2457 2457

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/HRB/C/0296/2022 Dated:20-09-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of High Rise Building consist of Basement Floor (Part) + Stilt Floor (Basement Floor to Stilt Floor Mechanical parking) + 15 Floors Residential Building with 42 Dwelling Units availing with Premium FSI at Plot No.12, 13 & 14, Door No.12, 13 & 14/1 & 2, R.K. Shanmugam Salai, (Door No.12, P.T. Lakshmana Salai), K.K. Nagar, Chennai – 600 078 bearing T.S. No.1, 4 & 6, Old S. No.394/1 (Part), Block No.104 of Kodambakkam Village within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

Ref:
1. CMDA issued Planning Permission No. No.C/PP/MSB/23 (A to C)/2020 in Lr. No.C3(S)/83/2020, dated 07.08.2020, Planning Permit No.13225.
2. NOC form AAI in Lr. No.CHEN/SOUTH/B/021920/450308, dated 06.03.2020 valid up to 04.03.2028
3. NOC from DF & RS in Lr. No.R.Dis No.1946/C1/2020, PP NOC. No.32/2020, dated 27.05.2020.
4. DF & RS Compliance Certificate in Lr. No.D.Dis. No.7311/C1/2022, C.C. No.44/2022, dated 23.06.2022.
5. NOC from Police (Traffic) Dept., in Letter. Rc.No.Tr./License/147/3200/2020, dated 28.04.2020.
6. Environmental Clearance in Lr. No.SEIAA/TN/F-6844/EC/8(b)/679/2019, dated 19.12.2019
7. NOC from Air Force in Lr. No.TAM/5218/1/ATC(PC-08/20), dated 06.03.2020.
8. TNRERA Registration No.TN/29/Building/0366/2022 in Letter. No. TNRERA/4407/2020, dated 01.10.2020, valid upto 06.08.2025.
9. Completion Certificate application through online dated 01.08.2022.
10. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0022108, dated 09.09.2022.
11. **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. Baashyaam Constructions Pvt. Ltd.,** have constructed High Rise Building consist of Basement Floor (Part) + Stilt Floor (Basement Floor to Stilt Floor Mechanical parking) + 15 Floors Residential Building with 42 Dwelling Units availing with Premium FSI at Plot No.12, 13 & 14, Door No.12, 13 & 14/1 & 2, R.K. Shanmugam Salai, (Door No.12, P.T. Lakshmana Salai), K.K. Nagar, Chennai – 600 078 bearing T.S. No.1, 4 & 6, Old S. No.394/1 (Part), Block No.104 of Kodambakkam Village within the limits of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited 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 **C.C.No.EC/Central-II /301/2022, dated: 20-09-2022.**

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 11th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

20.9.2022

for **MEMBER-SECRETARY**

Copy to:

1. **M/s. Baashyaam Constructions Pvt. Ltd.,**
   No.87, G.N. Chetty Road
   T. Nagar, Chennai – 600 017

   20/9/2022

2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

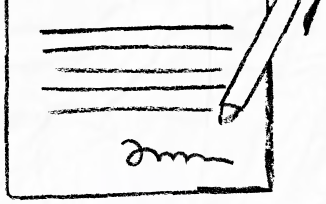
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No.B0016837, dated 31.07.2020)

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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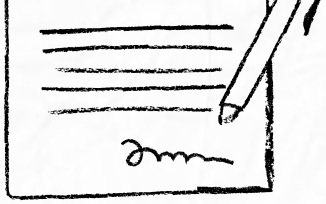

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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