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Project - Quarterly Progress Report

Promoter's Name	**:**	**Kumar Builders Dr.S.Ramamurthy & Others**
Project Name	**:**	**DRS Towers**
Project Registration No	**:**	**TN/29/Building/0071/2020**
Quarter Ending	**:**	**December 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	1no	232.12 sq m
2.	Parking Lots	2nos	
3.	UDS Registered in Sq.m.		127.74 sq m

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	**100%**
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**182.15**

C. Details of Clearances

1. Completion Certificate No. CC.NO.EC/Central- I/59/2021 Applicable (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) Not Applicable (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 Not Applicable (in PDF Format)

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

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

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/0031/2021 Dated:12-03-2021

Sir,

Sub: CMDA – Enforcement Cell (Central -I) – Completed for the construction of Stilt + 4 Floors Commercial building (Office) at Plot No.2054-A, Door No.45, 2nd Avenue, 13th Main Road, Anna Nagar West, Chennai – 600 040, comprised in Old S. No.214 (Part) & 207, T.S. No.1, Block No.19 of Koyambedu Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/NHRB/325/2019, in Letter No. PP/SB/C/451/2019, dated 24.10.2019, Planning Permit No.12908

2. TNRERA Registration of Project Regn. No.TN/29/Building/0071/2020 in Lr. No.TNRERA/0477/2020, dated 20.02.2020

3. Your Completion Certificate application through online dated 11.02.2021.

4. This office letter even no. dated 01.03.2021 addressed to the Applicant

5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-18747, dated 05.03.2021.

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 **Dr. S. Ramamoorthy & Dr. S. Sundararaman** have constructed of Stilt + 4 Floors Commercial building (Office) at Plot No.2054-A, Door No.45, 2nd Avenue, 13th Main Road, Anna Nagar West, Chennai – 600 040, comprised in Old S. No.214 (Part) & 207, T.S. No.1, Block No.19 of Koyambedu Village, Chennai, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No.B/NHRB/325/2019, in Letter No. PP/SB/C/451/2019, dated 24.10.2019, Planning Permit No.12908. 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 in Annexure XXIII of TNCD&BR, 2019.

/pto/

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-I /59/2021, dated:12-03-2021.**

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,

12/3/2021

for **MEMBER-SECRETARY**

12.3.21

Copy to:

1 **Dr. S. Ramamoorthy &**
Dr. S. Sundararaman
Plot No.2054-A, Door No.45
2nd Avenue, Anna Nagar
Chennai – 600 040

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 SD for building & DB)

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.

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 22.12.2022

To
M/S. KUMAR BUILDERS,
AI-159, 7thMain Road,
Anna nagar, Chennai- 600040.

Subject Certificate of Completion of Construction Work of DRS TOWER Building Single Block ofthe Building of the Project (TNRERA Registration Number TN/29/Building/ 0071/2020) situated on the Plot bearing Survey no./Plot no./Door No.2054A, 2nd Avenue, Anna nagar, Chennai- 600040, SURVEY No. 214part, 207 part of koyambedu village , and demarcated by its boundaries 13.08499to to the North 80.20065to the South to the East to the West of Division 101 Village koyambedu Taluk Aminjikarai District Chennai

PIN 600040 measuring 5496 sq.feet. area being developed by M/S KUMAR BUILDERS

Sir,

I/W E.ANBU have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of DRS TOWER Building/Block/ Tower Single Building situated on the plot No./Survey no.2054A, 2nd Avenue, Anna nagar, Chennai- 600040, SURVEY No. 214part, 207 part of koyambedu Village . PIN 600040 measuring 5496 sq.feet.area being developed by M/S KUMAR BUILDERS

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

(i) M/s/Thiru/Tmt. E.ANBU as Architect/Engineer

(ii) M/s/Thiru/Tmt.P.RAMAN as Structural Consultant

(iii) M/s/Thiru/Tmt.D.KARTHIK as Site Supervisor/Clerk of Works

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 DRS TOWER Building/Block of the Building has been completed in all aspects. The DRS TOWER Building Single Block of the Building is granted Completion Certificate bearing number CC/NHRB/C/0031/2021 dated 12.03.2.21 by CMDA

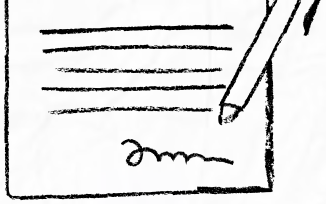
Yours Faithfully,

E.ANBU

(No. RA/Gr . I / 19/03/085)

E.ANBU B.Arch.,
Registered Architect
Reg.No. CA/2007/39319
AP-512, J-block, 8th Street, 16th Main Road,
Anna Nagar, Chennai - 600 040.
Mob : 98841 04854, E-Mail : unkarchitects@live.in

AVR
SWARNA MAHAL
JEWELLERS



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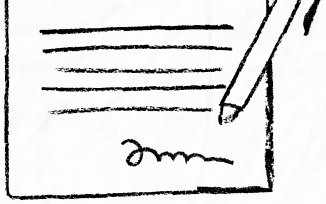

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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