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Project - Quarterly Progress Report

Promoter's Name	:	**M/s. CHAITANYA BUILDERS AND LEASING (P) LTD Kakani Tower, No.15, Khader Nawaz Khan Road, Chennai – 600 006**
Project Name	:	**Proposed Residential Building (S+4) at New.No.18 & old No.8 Waddels Road, Kilpauk, Chennai-600 010**
Project Registration No	:	**RERA Regn.TN/29/Building/0092/2020 dated 28.02.2020**
Quarter Ending	:	**March'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)	3	504.462 Sq.m
2.	Parking Lots	6	-----
3.	UDS Registered in Sq.m.	3	4001.25 sq. ft.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Stilt + 4 floors	1.All Structural Work Completed. 2.All Internal Plastering Work Completed. 3. Window Fixing work completed 4. Door Frame fixing work completed. 5.Toilet Tiling work completed. 6.Flat Flooring work completed. 7.External Development work such as chamber and Rainwater Harvesting completed. 8.External and Inter Painting work completed. 8. Flat Electrical work completed. 9.Plumbing work for internal completed and external completed. 10.Terrace water proofing work completed.

			11.Compound wall work completed.
2.	Status of common Amenities for each Block/Tower, Item wise	--- NA ---	--- NA ---

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**Completion Certificate Received**
	ii) Financial (Based on Estimated Project Cost)	**82%**

C. Details of Clearances

1. Completion Certificate No.CC/North-I/54/2022 dated 02/03/2022 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) Form 4 (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 - Annexed (in PDF Format)

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

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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No.I, 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/N-I/43/2022 Dated: 02-03-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 4 floors Residential Building with 8 dwelling units at Door No.18/8, Waddels Road comprised in R.S.No.3129/7 & 3129/12, Block No.52 of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/359/2019, in letter No. PP/NHRB/N/578/2019 dated 07.11.2019 in Planning Permit No. 12942.
2. Completion Certificate Application received from the applicant on 04.02.2022.
3. This office letter even no. dated 18.02.2022 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020993, dated 23.02.2022.
5. 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.Chaitanya Builders & Leasing Pvt. Ltd, Rep. by its authorized signatory, Tmt.Nirmala Rajan, GPA of Thiru.Rajeshwar Rao & 3 others have constructed Stilt floor + 4 floors Residential Building with 8 dwelling units at Door No.18/8, Waddels Road comprised in R.S.No.3129/7 & 3129/12, Block No.52 of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/359/2019, in letter No. PP/NHRB/N/578/2019 dated 07.11.2019 in Planning Permit No. 12942 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I / 54 /2022, dated: 02-03-2022**.

/pto/

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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1 M/s.Chaitanya Builders & Leasing Pvt. Ltd,
Rep. by its authorized signatory, Tmt.Nirmala Rajan, GPA of Thiru.Rajeshwar Rao & 3 others, 2nd Floor, Kakani Towers,
Door No.15, Khader Nawaz Khan Road,
Chennai-6.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
TNRERA registration certificate of project Form 'C' No.TNRERA/896/2020 and registration No.TN/29/Building/0092/2020 dated 28.02.2020. The registration shall be valid till March 2022.

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:05/04/2022

To

M/s. Chaitanya Builders & Leasing Private Limited

2nd Floor, Kakani Towers,

15, Khader Nawaz Khan Road,

Chennai – 600 028

Sub: Certificate of Completion of Construction Work of Stilt + 4 Floors Residential Building, **Single**BlockoftheProject(TNRERARegistrationNumber**TN/29/BUILDING/0092/2020**) on the Plot bearing R.S. No.3129/7 & 3129/12, Block No.52 of Purasawakkam Village, Chennai District, Division No.103, Zone VIII, situated at Door No.18 (Old No.8), Waddels Road, Kilpauk, Chennai – 600 010, demarcated by its location of latitude 13 degrees, 04', 48.9", longitude 80 degrees, 14', 42.4", measuring 1749.88 Sq.mts area being developed by M/s. Chaitanya Builders & Leasing Private Limited

Sir,

I, WRA/Gr.I/19/03/064, **Sunil Vamadevan**, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of Stilt + 4 Residential Building, situated at Door No.18 (Old No.8), Waddels Road, Kilpauk, Chennai – 600 010, of Division 103, of Purasawakkam Village, Chennai District, PIN 600010, measuring 1749.88 Sq.mts area being developed by M/s. Chaitanya Builders & Leasing Private Limited

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)
   (i) Mr.SUNIL VAMADEVAN as Architect
   (ii) Mr.ALEX JACOB as Structural Consultant
   (iii) Mr.SIVAKUMAR as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that the above mentioned Stilt +4 Residential Building (Single Block) has been completed in all aspects. The above mentioned Stilt +4 Residential Building (Single Block) is granted Completion Certificate bearing number C.C.No. EC/North-I/54/2022, dated: 02/03/2022; by The Chennai Metropolitan Development Authority (CMDA).

Yours faithfully,

SUNIL VAMADEVAN, B.Arch.,
Registered Architect : CA/90/13417
CMDA Regn : RA/Gr-I/19/03/064
#15 (Old-11), 4th Main Road,
Kamaraj Nagar, Thiruvanmiyur,
Chennai - 600 041 : 24488370

Signature & Name (in Block Letters) of L.S./Architect with (License No. RA/Gr.I/19/03/064)

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Kakani Tower , No.15.Khader Nawaz Khan Road,
Chennai – 600 006

Name of the Project: - Proposed Residential Building (S+4) at New.No.18 & old No.8 Waddels Road, Kilpauk, Chennai-600 010

Project Registration No. RERA Regn.TN/29/Building/0092/2020 dated 28.02.2020

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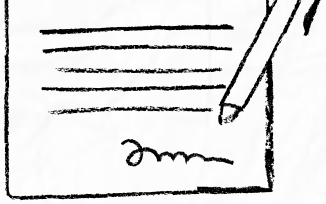
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Completion Certificate No. EC/North-I/54/2022, Dated 02-03-2022





our services doesn't just end there

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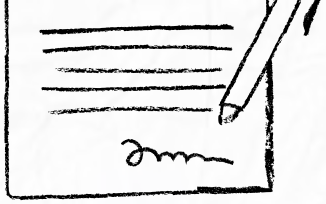
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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

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

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