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Project :- Quarterly Progress Report

Promoter's Name	:	SWATHI BUILDER
Project Name	:	Swathi Prashanthi
Project Registration No	:	TN/29/Building/0097/2020
Quarter Ending	:	(March / June / September / December) Year 2023

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)	9 Units	1487.18 SQ.M
2.	Parking Lots	14 No's	
3.	UDS Registered in Sq.m.		626 SQ.M

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		100% completed
2.	Status of common Amenities for each Block/Tower, Item wise		100% completed

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

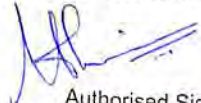
C. Details of Clearances

- Completion Certificate No. CMDA/CC/NHRB/S/0148/2022 dated 31.05.2022 (only CC No. in Text Format)
- Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
- Annual Audit Report of Special Account in Form 7 ----- (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"

For **SWATHI BUILDERS**


Authorised Signatory



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/NHRB/S/0059/2021

Dated: 01-04-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors residential building with 9 Dwelling Units (as per approval 10 dwelling units) availing with Premium FSI at New No.2&4, Old No.18 & 19, Plot No.39 & 40, Indira Nagar, 9th Cross Street, Adyar, Chennai 600020 in T.S. No.40 & 41, Block No.10 of Kalikundram village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/NHRB/341/2019 Permit No.12924 in letter No. PP/NHRB/S(B2)/0514/2019 dated 25.10.2019.
2) Completion Certificate Application from Thiru K.S. Prabhakar, GPA for Tvl. K. Sampathkumar, K.P. Ravindran & Harshitha Saiviswanathan dated 02.03.2021
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0018925 dated 30.03.2021.
4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru K.S. Prabhakar, GPA for Tvl. K. Sampathkumar, K.P. Ravindran & Harshitha Saiviswanathan have constructed Stilt Floor + 4 Floors residential building with 9 Dwelling Units (as per approval 10 dwelling units) availing with Premium FSI at New No.2&4, Old No.18 & 19, Plot No.39 & 40, Indira Nagar, 9th Cross Street, Adyar, Chennai 600020 in T.S. No.40 & 41, Block No.10 of Kalikundram village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/341/2019 Permit No.12924 in letter No. PP/NHRB/S(B2)/0514/2019 dated 25.10.2019. It 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 TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 085 /2021 dated 01-04-2021.

3. 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. 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 4th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

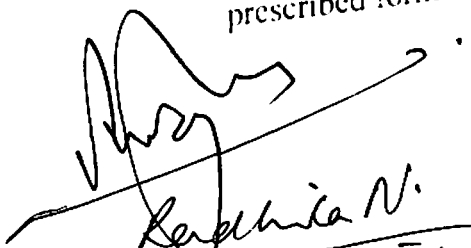
1. Thiru K.S. Prabhakar
GPA for Tvl. K. Sampathkumar
K.P. Ravindran & Harshitha Saiviswanathan
No.5, Ananda Road
Alwarpet, Chennai 600 018
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008
3. The Deputy Financial Analyst,
Finance Division, CMDA

(TNRERA Registration Certificate
No.TN/01/Building/0079/2020 in file
No.TNRERA/844/2020 dated 28.2.2021. Valid
upto 15.1.2021. TNRERA circular dated 6.4.2020
& 22.5.2020, deemed to be valid till July 2021).
(For refund of Security Deposit for Building and
Display Board)

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.


Harshitha N.





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.



 **empowering your real estate decisions**
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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