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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Luxe Built Pvt Ltd.,
Project Name	:	Sreshta Thulsi AIEBA Nagar
Project Registration No	:	TN/29/BUILDING/0201/2021
Quarter Ending	:	30 th June 2024

A. Sales

Sl. No.	Description	No.	Total Area (Sqft)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1A, 1B, 1C, 2A, 2B, 2C, 3B, 3C, 4A, 4B, 4C, 5A & 5C	19944 Sqft
2.	Parking Lots	15	
3.	UDS Registered in Sq.m.	1B, 1C, 2A, 2B, 2C, 3B, 3C, 4A, 4B, 4C & 5C	627.27 Sq.mtr

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		Completion Certificate Recd
2.	Status of common Amenities for each Block/Tower, Item wise		Lift, Generator, Video Phone, Gym

Sl.No	Description	Percentage
1.	Percentage of Completion	
	xi) Physical	95%
	xii) Financial (Enter Anticipated Project Cost in Lakhs)	32 Lakhs

C. Details of Clearances

1. Completion Certificate No. **EC/South-I/025/2024 dt 31.1.2024**
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – **Not Applicable**

D. Latest Photo with Date (Atleast from 2 angles) – attached

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



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.1, Pumping Station Road
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0477/2023

Dated: 31.01.2024

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Stilt Floor + 5 Floors Residential Building with 15 D/U availing Premium FSI at Plot No.3 & 4, 4th Main Road, AIBEA Nagar, Thiruvanniyur, Chennai - 600 041 comprised in T.S.No.23/28, Block No.34 of Thiruvanniyur Village within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 2. CMDA Planning Permission No. No. B/NHRB/36/2021 dated 12.02.2021 Permit No.13944 in letter No. PP/NHRB/S(B2)/0935/2019 dated 12.02.2021.
 3. TNRERA letter No. TNRERA/3622/2021 dated 15.07.2021 with Registration No. TN/29/Building/0201/2021 dated 15.07.2021.
 4. Completion Certificate Application received from M/s. Luxebuilt Homes Pvt. Ltd., GPA vide No. CMDA/CC/NHRB/S/0477/2023 dated 20.11.2023.
 5. This office DC Advice letter even No. dated 29.12.2023.
 6. Applicant letter dated 03.01.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B-0024665 dated 03.01.2024.

This is to certify that M/s. Luxebuilt Homes Pvt. Ltd., GPA has completed the construction of Stilt Floor + 5 Floors Residential Building with 15 D/U availing Premium FSI at Plot No.3 & 4, 4th Main Road, AIBEA Nagar, Thiruvanniyur, Chennai - 600 041 comprised in T.S.No.23/28, Block No.34 of Thiruvanniyur Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/ 025/2024 dated 31.01.2024.

p.t.o.

CMDA/CC/NHRB/S/0477/2023

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,


31/01/24
for MEMBER-SECRETARY

Copy to:

1. M/s. Luxebuilt Homes Pvt. Ltd., GPA,
No.8 (57), Luz Avenue,
Mylapore,
Chennai - 600 004.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
(TNRERA letter No.
TNRERA/3622/2021 dated 15.07.2021
with Registration No.
TN/29/Building/0201/2021 dated
15.07.2021 and its Project name
"SRESHTA AIBEA NAGAR" valid till
December 2025)
3. The Deputy Financial Analyst
Finance Division, CMDA. (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 No.B-18423 dated 21.01.2021 for the Security Deposit has been 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 applicants are to be furnished.







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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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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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