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Project - Quarterly Progress Report

Promoter's Name	:	Rainbow Foundations Limited
Project Name	:	Rainbow Trade Center
Project Registration No	:	TN/29/Building/0022/2021
Quarter Ending	:	MARCH 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Offices Booked size wise (As given in Carpet Area Statement while registering)	79 120	4162.02
2.	Parking Lots	-	-
3.	UDS Registered in Sq.m.	46	586.21

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One	Building completed. CC obtained
2.	Status of common Amenities for each Block/Tower, Item wise	-	-

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	2942

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/N-I/155/2023 dt.7.06.2023**
2. Compliance Report, if any (Kindly Specify) **NA** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **NA** (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"

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



19

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
Chintadripet,
Chennai-600 002

Letter No. CMDA/CC/NHRB/N-I/155/2023

Dated: 07-06-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Basement Floor Level – I & II + Ground Floor + 3 Floors + 4th Floor (part) Commercial Building (Office) at New Door No.141, 143, 145, 147, 149, Old Door No. 74, 75, 76, 77, Choolai High Road & Maddox Road, Chennai-112 comprised in (as per patta) R.S.No.1011, 1013, 1016/1, 1019/1, 1019/2, 1019/4, Block No.22 of Vepery 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/372 A to E/2020, in letter No. PP/NHRB/N/429/2020 dated 11.11.2020 in Planning Permit No.13741 availing with Premium FSI.
 2. Completion Certificate Application received from the applicant on 06.04.2023.
 3. This office letter even no. dated 02.05.2023 addressed to the applicant.
 4. Applicant's letter dated 05.05.2023 along with Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0023367, dated 04.05.2023.
 5. TNRERA/A2/01797/2023 dt.01.06.2023 and registration No.TN/29/Building/0022/2021.
 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 M/s.Rainbow Foundation Ltd, Rep. by Mr. Gajraj Jain has constructed Basement Floor Level – I & II + Ground Floor + 3 Floors + 4th Floor (part) Commercial Building (Office) at New Door No.141, 143, 145, 147, 149, Old Door No. 74, 75, 76, 77, Choolai High Road & Maddox Road, Chennai-112 comprised in (as per patta) R.S.No.1011, 1013, 1016/1, 1019/1, 1019/2, 1019/4, Block No.22 of Vepery village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/372 A to E/2020, in letter No. PP/NHRB/N/429/2020 dated 11.11.2020 in Planning Permit No.13741 availing with Premium FSI 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 183 /2023, dated: 07-06-2023.

/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 6th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

Skmb
7.6.2023
for MEMBER-SECRETARY

Copy to:

- 1 M/s.Rainbow Foundations Ltd.,
Rep. by Mr. Gajraj Jain,
No.4, Thanikachalam Street,
T.Nagar,
Chennai 600017.
- 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
4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

TNRERA registration certificate of project Form 'C' No.TNRERA/A2/01797/2023 dt.01.06.2023 7195/2020 and registration No.TN/29/Building/0022/2021 issued in letter No.TNRERA/7195/2020 dated 25.01.2021 with the date of completion up to 31.03.2023. The registration shall be valid for a period from 01.04.2023 to 30.09.2023.

(For Refund of SD for building & DB)

Encl:

O/o.No.1/2023 dated 12.01.2023 particulars.



FORM-4
ARCHITECT 'S CERTIFICATE

Date: 8th May, 2024

To

M/s Rainbow Foundations Limited
No.4, Thanikachalam Road
T.Nagar, Chennai-600017.
(Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of "Rainbow Trade Center" Building Single Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0022/2021 & Extension Letter No. TN/RERA/A2/0197/2023) consisting of Basement Floor Level 1 & Level 2 + Ground Floor + 3 floors + 4th Floor part commercial building at New Door Nos.141, 143, 145, 147 & 149 Old Doors Nos.73 to 77, Choolai High Road, Chennai-600112, comprised in R.S. Nos.1011, 1013, 1016/1, 1019/1 & 1019/2 & 1019/4, Block No.22 of Vepery Village, Greater Chennai Corporation PIN 600112 measuring 1648.08 Sq.M being developed by M/s Rainbow Foundations Ltd.

Sir,

I/W have undertaken assignment as Architect of certifying completion of Construction Work of "Rainbow Trade Center" Building Single Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0022/2021 & Extension Letter No. TN/RERA/A2/0197/2023) consisting of Basement Floor Level 1 & Level 2 + Ground Floor + 3 floors + 4th Floor part commercial building at New Door Nos.141, 143, 145, 147 & 149 Old Doors Nos.73 to 77, Choolai High Road, Chennai-600112, comprised in R.S. Nos.1011, 1013, 1016/1, 1019/1 & 1019/2 & 1019/4, Block No.22 of Vepery Village, Greater Chennai Corporation PIN 600112 measuring 1648.08 Sq.M being developed by M/s Rainbow Foundations Ltd

2. Following technical professionals are appointed by Owner/Promoter:

- (i) Mrs. REENA NISHANTHI LYDIA P as Architect
- (ii) Mr. C. Kannan B.E., M.E (Structure) as Structural Consultant
- (iii) Thiru Manikandan 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 Building/Block of the Building has been completed in all aspects. The single block of the Building is granted Completion Certificate bearing number EC/North-I/183/2023 dt. 07.06.2023 vide Letter No.CMDA/CC/NHRB/N-I/155/2023 dated 07.06.2023 by CMDA.

Yours Faithfully,

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

REENA NISHANTHI LYDIA P B.ARCH
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14 II Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.



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real estate journey

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