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ARC DEVELOPERS
THE KEY TO YOUR DREAMS

Project - Quarterly Progress Report

Promoter's Name	:	Arc Developers
Project Name	:	The Palm - Nungambakkam
Project Registration No	:	TN/29/Building/0238/2021
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 while registering)	8 – Flats Booked	677.91 Sqm
2.	Parking Lots	December 2022	8 No's
3.	UDS Registered in Sq.m.	Registration not done	Registration not done

B. Construction:

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One Block	Foundation, Structure – Fully Completed. Brick Work – Fully completed. Plastering – Fully Completed. Flooring – Completed. Sanitary Fitting – Fully Completed.
2.	Status of common Amenities for each Block/Tower, Item wise		OHT, Sump & Lift Completed, Compound Wall –Completed.

7373797926
sales@arcdevelopers.in
www.arcdevelopers.in
Elite Chambers, # 78, Greams Road,
Chennai - 600 006. Tamil Nadu, India

ARC DEVELOPERS CHENNAI 600 006

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

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/C/0262/2022 dated 22.08.2022**
2. Compliance Report -**FORM 4 Enclosed)**
3. Annual Audit Report of Special Account in **Form 7 (Enclosed)**

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

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7 (4)

RJ ARCHITECTS PVT. LTD.,

Administrative Office
New No.7 (Old No.Y-81),
First Floor, 6th Street,
5th Avenue, 'Y' Block,
Anna Nagar, Chennai - 600 040.
Phone : 044- 4261 2003
Email : rjarchitects@gmail.com
CIN-U74210TN2006PTC061008
GST NO - 33AADCR5572L1Z3

FORM 4
ARCHITECT'S CERTIFICATE

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

Date:18.01.2023

To

ARC Developers
No: 78, Greams Road,
Thousand Lights,
Chennai – 600 006.

Subject: Certificate of Completion of Construction Work of Residential Building/One Block of the Building of the Project (TNRERA Registration Number-**TN/29/Building/0238/2021**) situated on the Plot bearing Survey no. /Plot no. /Door No: S. Nos. 343 & 340 Part, R.S No. 476/11, Block No. 28, Jayalakshmipuram 2nd Street, of Nungambakkam village, Egmore Taluk, Chennai District. demarcated by its boundaries (latitude-13.061438, longitude-80.2397468 of the end points) to the North by Property being A-1 Owned by N.M Firoza Banu common Passage leading to Jayalakkshmipuram 2nd Street and Property being the plot No.A-2 owned by N.M Sarath Mubaraka to the South by Land Owner R.C Prema and Government Canal, now Known as Jayalakshmipuram IV Street to the East by PonnuSamy Achari's Land to the West by Jayalakshmipuram 2nd Street of Division Nungambakkam Village Egmore Taluk Chennai District PIN - 600 034 measuring 6836 sq.mts. area being developed by **M/s. ARC Developers**

Sir,

I Mr. K. Jamal Mohideen have undertaken assignment as Architect of certifying completion of Construction Work of Residential Building/Block/Tower situated on the Plot No./Survey no./ Door no S. Nos. 343 & 340 Part, R.S No. 476/11, Block No. 28, Jayalakshmipuram 2nd Street, of Nungambakkam Village, Egmore Taluk, Chennai District- PIN 600 034 measuring 6836 sq.mts. area being developed by **M/s. ARC Developers**

K. Jamal

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/19/02/001
Mobile : 98400 98425
E-mail : rjarchitects@gmail.com

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Anna Nagar, Chennai - 600 040.
Phone : 044- 4261 2003
Email : rjarchitects@gmail.com
CIN-U74210TN2006PTC061008
GST NO - 33AADCR5572L1Z3

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

(i) Thiru. K. Jamal Mohideen as Architect

(ii) Thiru. E.S Kumar as Structural Consultant

(iii) M/s. JS Consultant as MEP Consultant

(iv) Thiru U. Thunappan as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Commercial Building has been completed in all aspects. The Commercial Building is granted Completion Certificate bearing number C.C.No.**EC/Central-I/260/2022** dated:-**22.08.2022** by Chennai Metropolitan Development Authority

Yours Faithfully,

Signature of the Registered Architect :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No: 15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/19/02/001
Mobile: 98400 98425
E-mail: rjarchitects@gmail.com

Name of the Registered Architect : **K.JAMAL MOHIDEEN / RA/Gr.I/19/02/001**

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, 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/0262/2022 Dated: 22-08-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 14 Dwelling Units (15 dwelling units as per approved plan) availing with Premium FSI at Jayalakshmipuram, 2nd Street, Nungambakkam, Chennai – 600 034 comprised in Old S. No.343 & 340 (Part), R.S. No.476/11, Block No.28 of Nungambakkam Village within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

Ref:
1. CMDA issued Planning Permission No.PP/NHRB/38/2021 in Lr. No.PP/NHRB/C/606/2020, dated 15.02.2021, Planning Permit No.13946.
2. TNRERA Registration No.TN/29/Building/0238/2021 in Lr. No.TNRERA/3120/2021, dated 04.08.2021, valid upto 05.04.2023
3. Completion Certificate application through online dated 06.07.2022.
4. This office letter even no. dated 25.07.2022 addressed to the applicant
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0021869, dated 27.07.2022.
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. ARC Developer, Rep. by M.D. Mohammed Hameed, GPA of M/s. Elite Builders & Developers** have constructed Stilt Floor + 5 Floors Residential Building with 14 Dwelling Units (15 dwelling units as per approved plan) availing with Premium FSI at Jayalakshmipuram, 2nd Street, Nungambakkam, Chennai – 600 034 comprised in Old S. No.343 & 340 (Part), R.S. No.476/11, Block No.28 of Nungambakkam Village within the limits of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-I /260/2022, dated: 22-08-2022.**

//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 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

22.8.2022

for **MEMBER-SECRETARY**

Copy to:

1. **M/s. ARC Developer**
   Rep. by M.D. Mohammed Hameed
   GPA of M/s. Elite Builders & Developers
   No.78, Greams Road
   Thousand Light, Chennai – 600 006

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

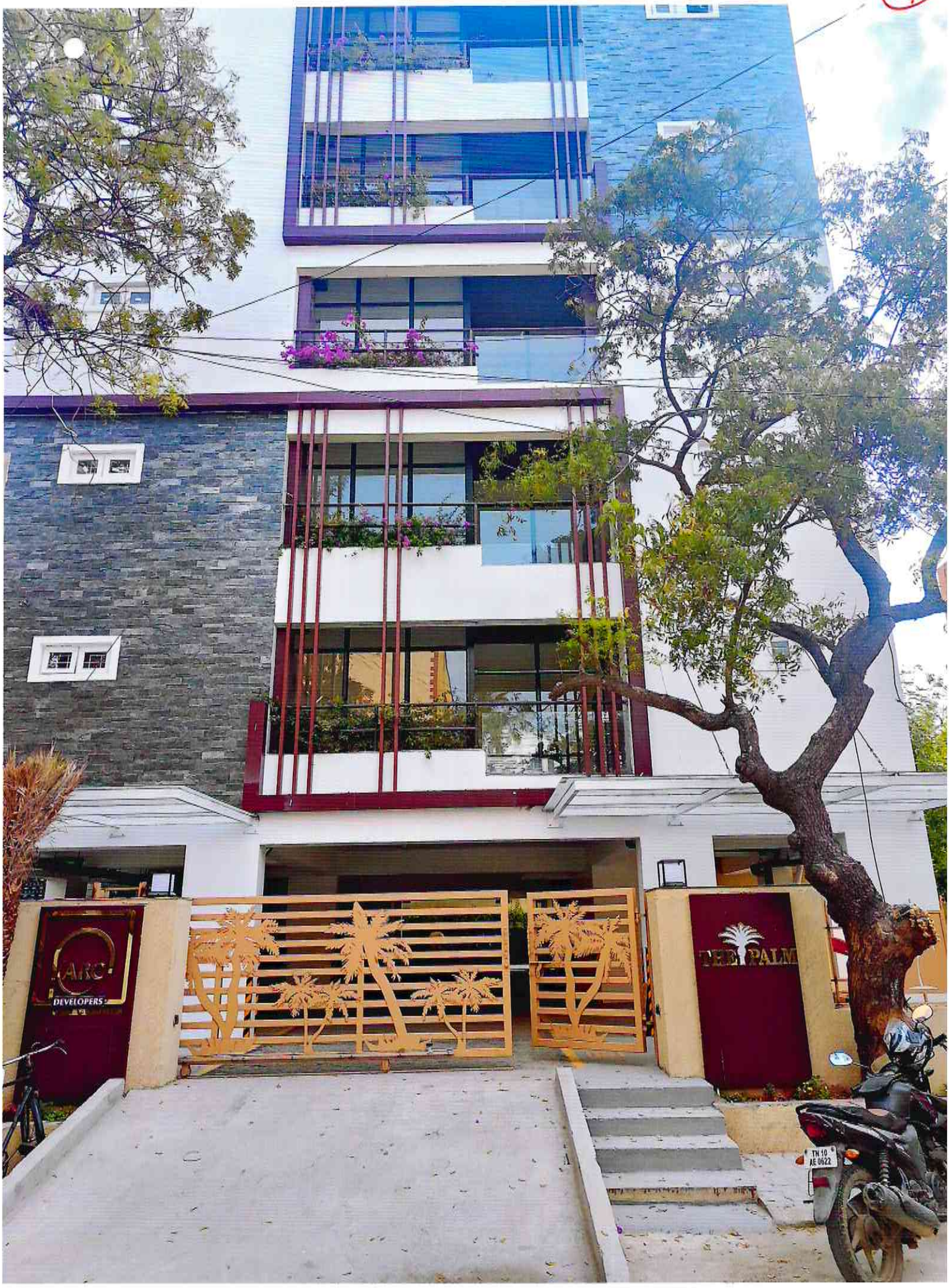
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building & Display Board. SD for Building & Display Board charges remitted vide Rt. No.PP/Ch/3683/2020, dated 17.12.2020)

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.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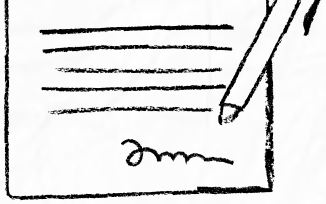

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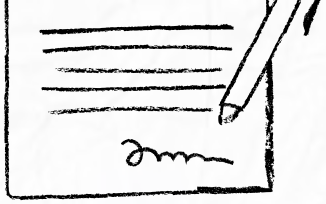

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