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[hello@verified.realestate](mailto:hello@verified.realestate)

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Official Property Record



**Project - Quarterly Progress Report**

|                                |   |                         |
|--------------------------------|---|-------------------------|
| <b>Promoter's Name</b>         | : | N.Ramasubramanian       |
| <b>Company Name</b>            | : | GANESH BUILDERS         |
| <b>Project Name</b>            | : | CHELLA RESIDENCY        |
| <b>Project Registration No</b> | : | TN/16/Building/311/2021 |
| <b>Quarter ending</b>          | : | Dec 2023                |

**A.Sales – Number of Booked flats and Parking lots**

| Sl.No | Floor  | Flat No. | RERA Carpet Area (sec 2(k)) (sq.m) | Total Area (sq.m) | UDS land Area (sq.m) | Covered Car Parking (Nos.) | Open Car Parking (Nos.) |
|-------|--------|----------|------------------------------------|-------------------|----------------------|----------------------------|-------------------------|
| 1     | First  | 1.1      | 174.56                             | 205.56            | 73.71                | 2                          |                         |
| 2     | First  | 1.2      | 112.72                             | 132.86            | 47.56                | 1                          |                         |
| 3     | First  | 1.3      | 101.96                             | 121.15            | 43.12                | 1                          |                         |
| 4     | Second | 2.1      | 187.26                             | 221.58            | 79.31                | 1                          | 1                       |
| 5     | Second | 2.2      | 112.72                             | 132.86            | 47.56                | 1                          |                         |
| 6     | Second | 2.3      | 89.26                              | 105.13            | 37.61                | 1                          |                         |
| 7     | Third  | 3.1      | 200.48                             | 236.42            | 84.94                | 2                          |                         |
| 8     | Third  | 3.2      | 112.72                             | 132.86            | 47.56                | 1                          |                         |
| 9     | Third  | 3.3      | 76.04                              | 89.73             | 31.88                |                            | 1                       |

|    |        |     |        |        |       |   |   |
|----|--------|-----|--------|--------|-------|---|---|
| 10 | Fourth | 4.4 | 108.97 | 128.92 | 46    | 1 |   |
| 11 | Fourth | 4.3 | 76.04  | 89.50  | 31.88 |   | 1 |
| 12 | Fourth | 4.2 | 112.72 | 132.86 | 47.56 | 1 |   |
| 13 | Fourth | 4.1 | 86.08  | 103.38 | 37.29 | 1 |   |
| 14 | Fifth  | 5.1 | 86.08  | 103.38 | 37.29 | 1 |   |

## B. Construction

| Sl.No | Description of work | Block No.    | Status    |
|-------|---------------------|--------------|-----------|
| 1.    | Foundation          | Single Block | Completed |
| 2.    | Basement            |              | Completed |

|     |                                                           |  |           |
|-----|-----------------------------------------------------------|--|-----------|
| 3.  | Stilt parking roof concrete                               |  | Completed |
| 4.  | First floor roof concrete                                 |  | Completed |
| 6.  | Second floor roof concrete                                |  | Completed |
| 7.  | Third floor roof concrete                                 |  | Completed |
| 8.  | Fourth floor roof concrete                                |  | Completed |
| 9.  | Fifth floor roof concrete                                 |  | Completed |
| 10. | First floor brickwork and plastering                      |  | Completed |
| 11. | Second floor brickwork and plastering                     |  | Completed |
| 12. | Third floor brickwork and plastering                      |  | Completed |
| 13. | Fourth floor brickwork and plastering                     |  | Completed |
| 14. | Fifth floor brickwork and plastering                      |  | Completed |
| 15. | Tiles laying -First ,Second ,Third Fourth and Fifth floor |  | Completed |
| 16. | Terrace roof tiles laying                                 |  | Completed |
| 17. | Lift and Machine room                                     |  | Completed |

|     |                        |  |           |
|-----|------------------------|--|-----------|
| 18. | Plumbing works         |  | Completed |
| 19. | Electrical works       |  | Completed |
| 20. | Overhead tank and Sump |  | Completed |

### **C. Details of Clearances**

- 1.Completion Certificate No. **27/2023**
- 2.Annual Audit Report of Special Account in Form 7. **NA**

### **D. Photos as on 13.12.23**









## COMPLETION CERTIFICATE

From  
Thiru.S.S.Barath,M.E.,  
Joint Director, (FAC),  
District Town and Country Planning Office,  
Tiruchirappalli District,  
Kajamalai Main Road,  
Kajamalai,  
Tiruchirappalli - 23.

To  
Thiru. N. Ramasubramanian  
(Power Agent of Thiru. Prabha Chella,  
Thiru. Dinesh Chella & Thiru Rajesh Chella,  
T1- Lakshmi Enclave,  
4, Benwells Road,  
Cantonment, Trichy - 620 001

E Mail ID : tryjddtcp@gmail.com  
Phone No. 0431-2423769

Roc.No.3843/2023/TD-3,

Dated :08.12.2023

**CC No.27/2023**

Sir,

Sub: Completion Certificate - District Town and Country Planning - Tiruchirappalli District  
- Trichy Local Planning Area/ Corporation - Ponmalai Zone - Ward - X, Block - 3,  
T.S.No. 29 (S.F.No.78/26A) - Construction of Residential Building up to Terrace level  
- Completion Certificate (CC) issued - Reg.

Ref: 1) Planning Permission order in Roc.No. 668 /2021/TD-3 dt. 08.06.2021  
2) Planning Permission No.31/2021 & B.P/DTCP No.226/2021  
3) Completion Certificate application received from Thiru. N. Ramasubramanian  
(Power Agent of Thiru. Prabha Chella, Thiru. Dinesh Chella & Thiru Rajesh Chella,  
Trichy, dated 26.10.2023

-----  
1. This is certify that Thiru. N. Ramasubramanian (Power Agent of Thiru. Prabha Chella, Thiru. Dinesh Chella & Thiru Rajesh Chella has constructed Residential Building in Ward - X, Block - 3, T.S.No. 29 (S.F.No.78/26A)), Ponmalai Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No. 668/2021/TD-3 dated 08.06.2021 Planning Permission No.31/2021 & B.P/DTCP No.226/2021. The Building was inspected and observed that the building has been completed and satisfies the norms for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in  
**CC No.27/2023 dated : 08.12.2023**

3. The Completion Certificate is issued in accordance with the provision 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/ developer/ power agent and the Structural Engineer/ 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. MB. M  
8/12/23

Joint Director (FAC),  
District Town and Country Planning Office,  
Tiruchirappalli District

8/12/2023

Copy to

- 1) The Commissioner,  
Tiruchirappalli Corporation,  
Trichirappalli District
- 2) The Executive Engineer,  
TANGEDCO Cantonment Division,  
Trichy.

## Our services go beyond



### **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**

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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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