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Project - Quarterly Progress Report

Promoter's Name	:	CHAITANYA EASTLYN
Project Name	:	SWASTI
Project Registration No	:	TN/29/Building/0038/2021 Dated 08.02.2021
Quarter Ending	:	(MARCH) Year 2023



A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	2	280.48 Sq.Mt.
2.	Parking Lots	4	
3.	UDS Registered in Sq.m.	2	166.48 Sq.Mt.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Only one Block	1. Front and rear car parking grano 100% completed, 2. Set back pavers 50% completed, 3. DG erection 100% completed, 4. Elevation bricks cladding 100% completed, 5. Aluminium pergola work completed, 6. Lift commissioning work 100% completed, 7. Lift cabin floor granite work completed,
2.	Status of common Amenities for each Block/Tower, Item wise		1. 1-5 floors windows grill fixing work completed, 2. Third floor final painting work completed.



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			3. Balcony gratings and epoxy work completed, 4. 2-5 floors switch plates fixing work completed, 5. 1-5 floor internal DB and common DB MCB termination works completed.
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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	414 Lakhs

C. Details of Clearances

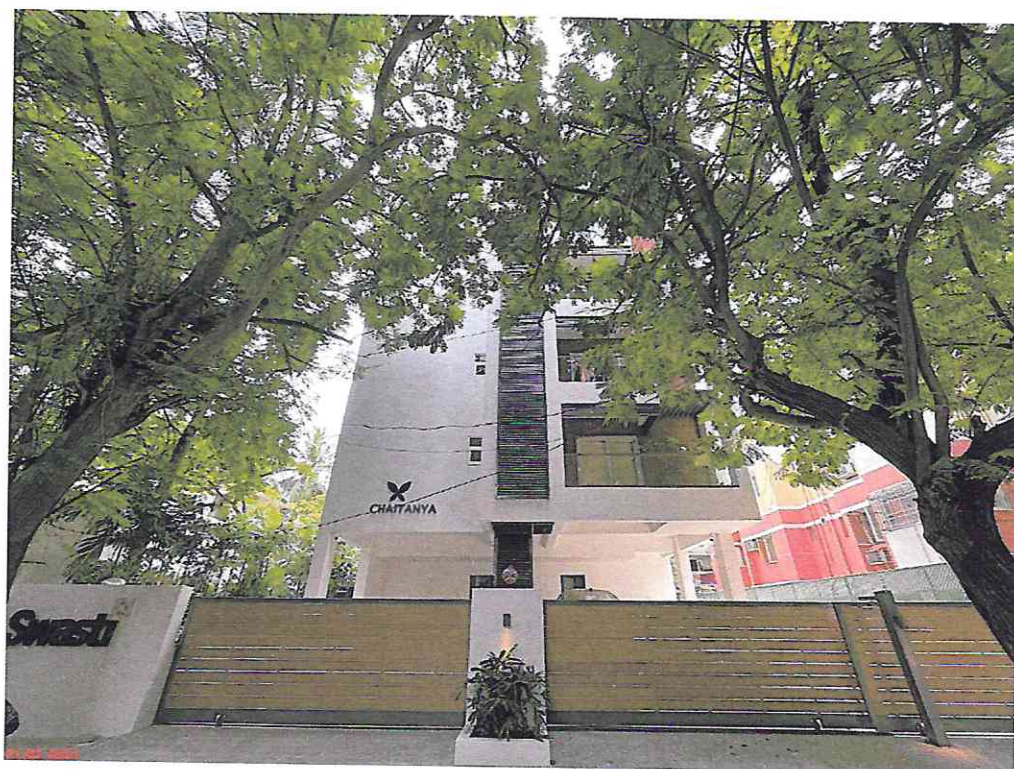
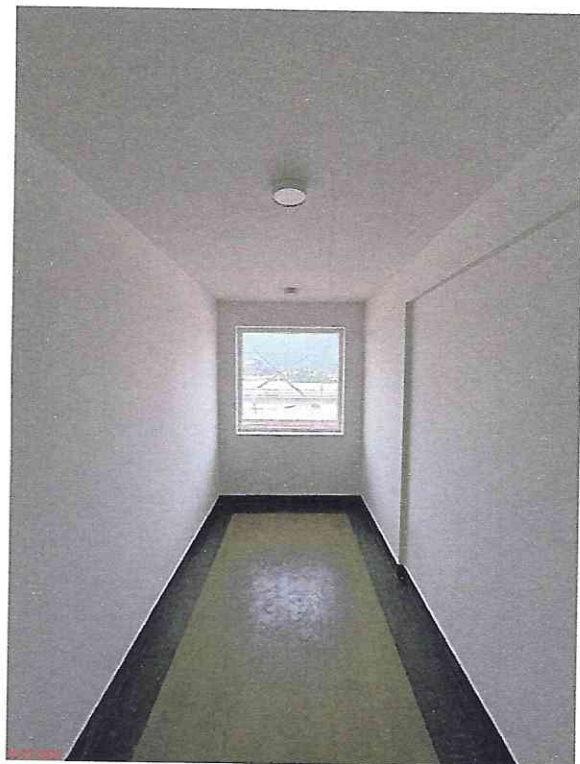
1. Completion Certificate No. CMDA/CC/NHRB/N-I/466/2022 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) -----NA ----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) -----ENCLOSED----- (in PDF Format)

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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/NHRB/N-I/466/2022

Dated: 06-02-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 5 Floors Residential building with 5 dwelling units at Plot No.784, Door No.F-140, 5th Street, Anna Nagar, Chennai-102 comprised in R.S.No.46/2, T.S. No.60, Block No.3 (as per Doc.) Old S.No.46part, T.S. No.60, Block No.3 (as per patta) of Periyakudal 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/293/2020, in letter No. PP/NHRB/N/189/2020 dated 11.09.2020 in Planning Permit No.13662 availing with Premium FSI.
 2. Completion Certificate Application received from the applicant on 29.12.2022.
 3. This office letter even no. dated 10.01.2023 addressed to the applicant.
 4. Applicant's letter dated 24.01.2023 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0022814, dated 23.01.2023.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Chaitanya Eastlyn & Rep. by Mr.V.Pavan Reddy, GPA of T.Ajit Krishnaa & 3 others have constructed Stilt Floor + 5 Floors Residential building with 5 dwelling units at Plot No.784, Door No.F-140, 5th Street, Anna Nagar, Chennai-102 comprised in R.S.No.46/2, T.S. No.60, Block No.3 (as per Doc.) Old S.No.46part, T.S. No.60, Block No.3 (as per patta) of Periyakudal village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/293/2020, in letter No. PP/NHRB/N/189/2020 dated 11.09.2020 in Planning Permit No.13662 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 Monitoring Committee and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 023 /2023, dated: 06-02-2023.

/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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

Pedunurathnam
7/2/2023
for MEMBER-SECRETARY

d/
H2

Copy to:

- 1 Chaitanya Eastlyn & Rep. by Mr.V.Pavan Reddy,
GPA of T.Ajit Krishnaa & 3 others,
No.39, Karpagam Gardens,
First Main Road,
Adyar,
Chennai-600020.
- 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/260/2021 and registration No.TN/29/Building/0038/2021 dated 08.02.2021. The registration shall be **valid till 31.05 2023.**

(For Refund of SD for building & DB)

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.

ARCHITECT'S CERTIFICATE

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

Date : 28.04.2023

To,

M/s. Chaitanya Eastlyn,

"Banyan View", No. 39, Karpagam Gardens 1st Main Road,
Adyar, Chennai-600 020.

Subject: Certificate of Completion of Construction Work of "**CHAITANYA SWASTI**" Residential Building (TNRERA Registration Number: TN/29/Building/0038/2021, dated: 08.02.2021) situated at Door No. f-140, 5th Street, F-Block, Anna Nagar East, demarcated by its boundaries (Latitude and Longitude of the end points), 13o 05' 14.62" N – 80o 13' 19.71" E to the North, 13o 05' 14.30" N – 80o 13' 19.10" E to the South, 13o 05' 14.27" N – 80o 13' 19.66" E to the East and 13o 05' 14.66" N – 80o 13' 19.12" E to the West, Thiruvanmiyur Village, Chennai Taluk, Greater Chennai Corporation land measuring 415.00 Sq.mt of area being developed by M/s. Chaitanya Eastlyn.

Sir,

I am, **PAUL K. JACOB**, have undertaken assignment as Engineer of certifying Completion of Construction Work of "**CHAITANYA SWASTI**" Residential Building situated at Door No. F-140, 5th Street, F-Block, Anna Nagar East, Chennai-600 102, measuring 415.00 Sq.mts of area being developed by Chaitanya Eastlyn.

1.Following technical professionals are appointed by Owner / Promoter: -

- i) **Mr. PAUL K. JACOB.** as Architect / Engineer.
- ii) **Dr. ALEX JACOB** as Structural Consultant.
- iii) **Mr. ARUL.** as MEP Consultant
- iv) **Mr. P. JAISANKAR** as Site Supervisor.

2.Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that "**CHAITANYA SWASTI**" Residential Building has been completed in all aspects. The "**CHAITANYA SWASTI**" Residential Building is granted Completion Certificate bearing number **C.C.NO. CMDA/CC/NHRB/N-I/466/2022 dt: 06.02.2023** by Chennai Metropolitan Development Authority.

Yours Faithfully,

PAUL JACOB

CMDA License No : RA/Gr.I/19/11/396

PAUL K JACOB
ARCHITECT CA/90/13169
FLAT NO:D4, DOOR NO.47D
GANDHI MANDAPAM ROAD
KOTTURPURAM
CHENNAI-600 085



our services doesn't just end there



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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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