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Project - Quarterly Progress Report

Promoter's Name	:	Gatala Developers & Properties Pvt Ltd
Project Name	:	Gatala Trafalgar @ Scheme Road
Project Registration No	:	TN/29/Building/0392/2021, dated 26.11.2021
Quarter Ending	:	June -2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	7	1003.55
2.	Parking Lots	10	10 Nos.
3.	UDS Registered in Sq.m.	7	409.00

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single Block	100 % Completed
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)	100%

C. Details of Clearances

1. Completion Certificate No. EC/Central-I/254/2022, dated 12.08.2022
2. Compliance Report, if any (Kindly Specify) - Enclosed
3. Annual Audit Report of Special Account in Form 7 - Enclosed

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

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



SOUTH SIDE - FRONT SIDE VIEW



WESTERN SIDE VIEW



EASTERN SIDE VIEW



FLAT INSIDE



KITCHEN



BATHROOM



BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



(57) (28)

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	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/0278/2022	Dated:12-08-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 5 Floors Residential building with 7 Dwelling Units (10 Dwelling Units as per approved plan) availing Premium FSI at Plot No.125, Door No.2, 40 Feet Scheme Road, Mahalingapuram, Nungambakkam, Chennai comprised in Old T.S. No.620 & 653 to 668, New T.S. No.620/210, Block No.36 of Nungambakkam Village within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/NHRB/243/2021 in Lr. No.PP/NHRB/C/325/2021, dated 12.08.2021, Planning Permit No.14351.
 2. TNRERA Registration No.TN/29/Building/0392/2021 in Lr. No.TNRERA/6413/2021, dated 26.11.2021, valid upto July 2023
 3. Completion Certificate application through online dated 21.07.2022.
 4. This office letter even no. dated 02.08.2022 addressed to the applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.C101545, dated 03.08.2022.
 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 **Thiru. A.T. Ansari, GPA for K.G. Lakshmi & 6 others** have constructed Stilt Floor + 5 Floors Residential building with 7 Dwelling Units (10 Dwelling Units as per approved plan) availing Premium FSI at Plot No.125, Door No.2, 40 Feet Scheme Road, Mahalingapuram, Nungambakkam, Chennai comprised in Old T.S. No.620 & 653 to 668, New T.S. No.620/210, Block No.36 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 /254/2022, dated:12-08-2022.

//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,

SK
16.8.2022
for **MEMBER-SECRETARY**
AB
16.8.22

Copy to:

1. ✓ **Thiru. A.T. Ansari**
GPA for K.G. Lakshmi & 6 others
No.18/37, Mahanuja Surya Rao Road
Awarpet, Chennai – 60 018
- 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.CMDA/PP/RC/0074/021, dated 30.07.2021)
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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Dhinesh .T B.Arch., AIIA

Architect / CA/2009/43967

CMDA Reg No: RA/GR.I/19/03/023

No.10/1, II Street, Kasturibai Nagar, Avadi, Chennai 600 054.

dhinesh.architect@gmail.com | Mobile : +91 73730 83060 | +91 69003 66666

FORM -4

ARCHITECT'S CERTIFICATE

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

Date: 28.07.2023

To

The Chairperson, TNRERA,

No.1-A, 1st Floor, Gandhi-Irwin Bridge Road, Egmore, Chennai - 600 008.

Subject : Certificate of Completion of Construction Work of Gatala Trafalgar Residential Apartment building single block of the Building of the Project (TNRERA Registration Number TN/29/Building/0392/2021, dated 26.11.2021, situated on the Plot bearing No.125, New No.3, Old No.2, 40 feet Scheme Road, Mahalingapuram, Nungambakkam, Chennai, comprised in Old TS.No.3620 & 653 to 668, New TS No.620/210, Block No.36 of Nungambakkam Village, Egmore Taluk, Chennai - 600 034, demarcated by its boundaries (latitude and longitude of the end points) 13.0565391N, 80.2344888E, North by Plot Nos.127 and 128, South by Scheme Road (40 feet road), East by Plot No.124 and West by Plot No.125 Part (Door No.1), measuring 409.00 Sq.mts area being developed by M/s. Gatala Developers and Properties P Ltd

Sir,

I T.DHINESH have undertaken assignment as Architect of certifying completion of Construction work of Plot bearing No.125, New No.3, Old No.2, 40 feet Scheme Road, Mahalingapuram, Nungambakkam, Chennai, comprised in Old TS.No.3620 & 653 to 668, New TS No.620/210, Block No.36 of Nungambakkam Village, Chennai - 600 034, measuring 409.00 Sq.mts. area being developed by M/s.Gatala Developers and Properties Pvt Ltd.

2. Following technical professionals are appointed by Promoter

- i) Mr.T.Dinesh as Architect.
- ii) Mr.B.B.Bopayya as Structural Consultant
- iii) Mr.S.ASOKAN as Site Supervisor


Dhinesh T. Architect
Reg No. CA / 2009 / 43967
10/1 2nd Street, Kasturibai Nagar,
Avadi, Chennai-600 054.
dhinesh.architect@gmail.com

5

Dhinesh .T B.Arch., AIA

Architect / CA/2009/43967

CMDA Reg No: RA/GR.I/19/03/023

No.10/1, II Street, Kasturibai Nagar, Avadi, Chennai 600 054.

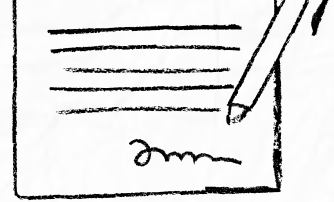
dhinesh.architect@gmail.com | Mobile : +91 73730 83060 | +91 69003 66666

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 Gatala Trafalgar Residential Apartment Building has been completed in all aspects. The Single block of the building is granted Completion Certificate bearing Number CMDA CC No.C.C.No.EC/Central-I/254/2022, dated 12.08.2022 by Chennai Metropolitan Development Authority.

Yours Faithfully,


Dhinesh .T Architect
Reg No. CA / 2009 / 43967
10/1 2nd Street, Kasturibai Nagar,
Avadi, Chennai-600 054.
dhinesh.architect@gmail.com

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



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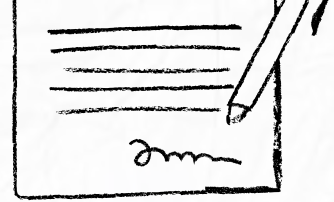
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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