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Project - Quarterly Progress Report

Promoter's Name	**:**	**Mrs. AFZAL BEGUM**
Project Name	**:**	**Construction of stilt + 4 floors residential building with 8 dwelling units @ Ashok Nagar**
Project Registration No	**:**	**TN/29/Building/0414/2021 dated 09.12.2021**
Quarter Ending	**:**	**December 2023**
Completion Certificate	**:**	**CMDA/CC/NHRB/C/446/2023 dated 28.12.2023**

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)	NIL	
2.	Parking Lots	NIL	
3.	UDS Registered in Sq.m.	NIL	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 BLOCK ONLY	1. Handrail works 2. Doors fixing 3. Grills Fixing
2.	Status of common Amenities for each Block/Tower, Item wise		NIL

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**85%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**1.7 Crores**

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/C/446/2023 dated 28.12.2023 Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
2. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

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

1924 - 2023

BY RPAD

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.1, Pumping Station Road, Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/NHRB/C/446/2023 **Dated: 28.12.2023**

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed the construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at New Door No.22, Old Door No.6, Plot No. B-193, 11th Avenue, Ashok Nagar, Chennai-. Comprised in Old S.No.222/1 part & 223/9 part, T.S.No.42, Block No.72 of Kodambakkam Village within the limit Greater Chennai Corporation – Completion Certificate - Issued – Reg.

Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.
2. CMDA issued Planning Permission No. B/NHRB/280/2020, dated 02.09.2020 in Letter No. PP/NHRB/C/1219/2019 dated 02.09.2020 in Planning Permit No.13649, valid up to 01.09.2025.
3. TNRERA Registration for project in Registration No.TN/29/Building/0414/2021, in file No. TNRERA/6886/2021 dated 09.12.2021, valid up to March 2023.
4. TNRERA Extension Registration for project in Letter No. TNRERA/A2/02001/2023, dated 06.06.2023, valid up to 31.12.2023.
5. Your Completion Certificate application received from Tmt.Afzal Begam through online No. CMDA/CC/NHRB/C/446/2023, dated 16.10.2023.
6. This office D.C. advice letter even No. dated 18.12.2023 addressed to the Tmt.Afzal Begam.
7. The applicant letter dated 20.12.2023, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0024601, dated 19.12.2023.

****

This is to certify that **Tmt. Afzal Begam** has Completed the construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at New Door No.22, Old Door No.6, Plot No.B-193, 11th Avenue, Ashok Nagar, Chennai-. Comprised in Old S.No.222/1 part & 223/9 part, T.S.No.42, Block No.72 of Kodambakkam Village within the limit Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

//p.t.o//

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II/ 360/2023, dated: 28-12-2023.**

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 Rule 20(6) Annexure XXIII of TNCDBR 2019 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

M. Nimaledev
28/12/2023

for **MEMBER-SECRETARY**

28/12/23

Copy to:

1. **Tmt.Afzal Begam**
   No.6/22, 11th Avenue, Ashok Nagar,
   Chennai – 600083.

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

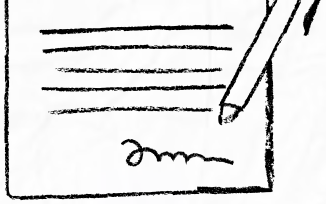
TNRERA Extension Registration for project in Registration No.TN/29/Building/0414/2021, in file No.TNRERA/A2/02001/2023, dated 06.06.2023, valid up to 31.12.2023.

3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in **Receipt No. B008230, dated 08.10.2018 and B0016561, dated 16.06.2020).**
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

i. The Original Cash Receipt for the Security Deposit has been 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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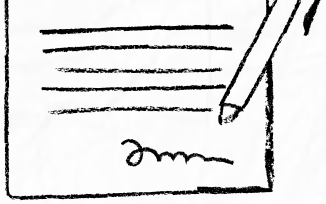

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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