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Project - Quarterly Progress Report

Promoter's Name	:	**MAHALAKSHMI ASSOCIATES PRIVATE LIMITED**
Project Name	:	**RAMYAM**
Project Registration No	:	**TN/29/Building/0415/2021 dated 09.12.2021**
Quarter Ending	:	**December 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)	58 Nos	43,966 sq.ft
2.	Parking Lots	58 Nos	
3.	UDS Registered in Sq.m.	58 Nos	2194.81 sq.mtr

B. Construction

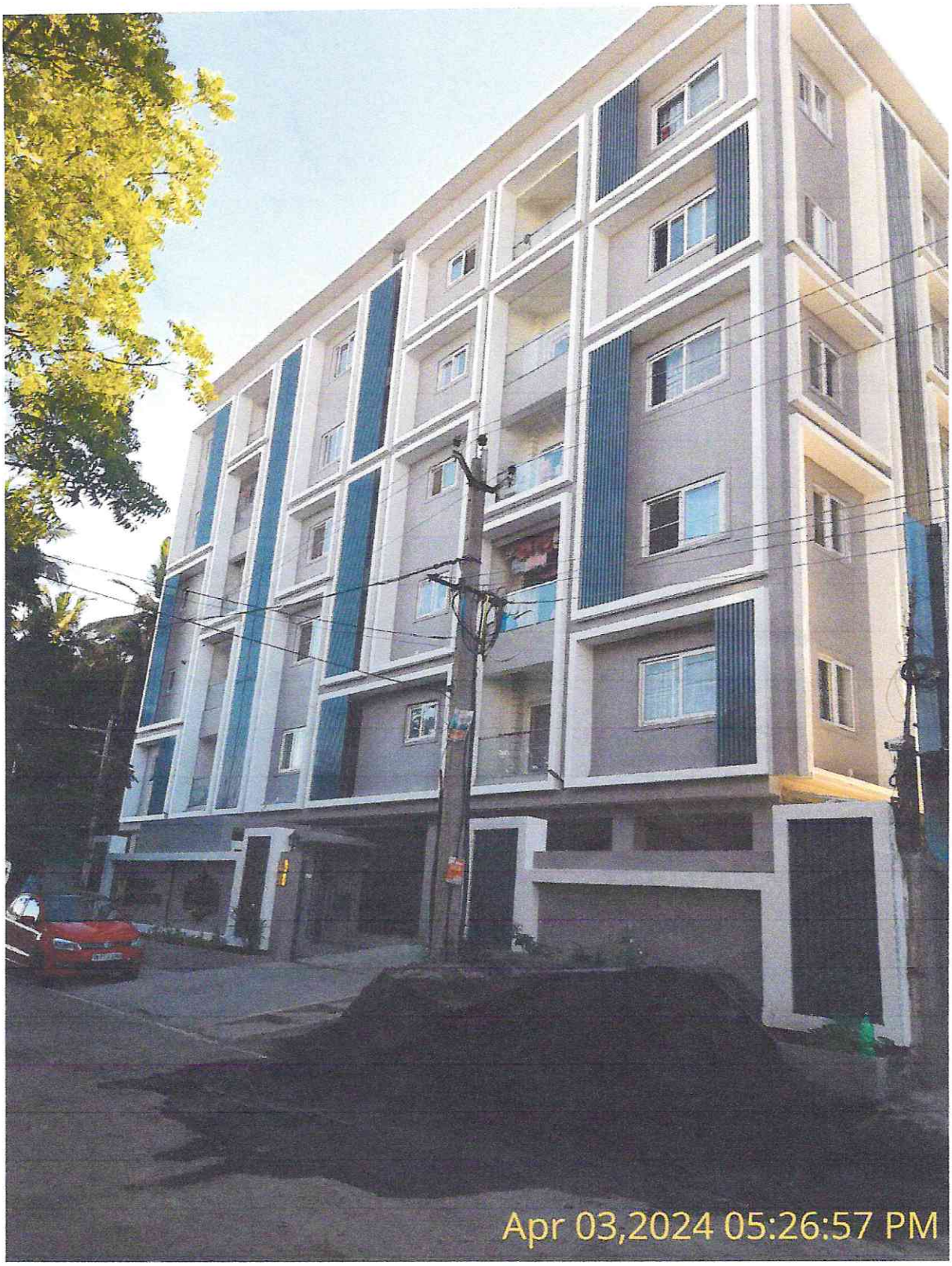
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single	Images enclosed
2.	Status of common Amenities for each Block/Tower, Item wise	-----	------

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Crores)	**21.50 crores**

C. Details of Clearances

1. Completion Certificate No. C.C.No.EC/South - II/234/2023 - Enclosed
2. Compliance Report, if any (Kindly Specify) NIL
3. Annual Audit Report of Special Account in Form 7 Enclosed
4. **D. Latest Photo with Date (Atleast from 2 angles) Enclosed**

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


Apr 03,2024 05:26:57 PM

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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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.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0292/2023 **Dated:21.07.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 62 Dwelling Units with availing Premium FSI at Plot No.A, Annai Velankkanni Nagar Main Road Phase-I, Madhanandhapuram, Chennai-600 125 comprised in S.No.99/3 of Madhanandhapuram Village, within the Limits of Greater Chennai Corporation – Applied for Completion Certificate – 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 Planning Permission vide No.PP/NHRB/249/2021/A to C dated 25.08.2021 in Planning Permit No.14357 in letter No.PP/NHRB/S(B2)/0239/2021 dated 25.08.2021.
3. Completion Certificate Application received from Mahalakshmi Associates Private Limited represented by Thiru.P.Naveen Kumar on 26.06.2023.
4. This office D.C.Letter even No. dated 17.07.2023.
5. The applicant has remitted Additional Development Charges, Infrastructure and Amenities & Shelter Fee vide CMDA Receipt No.B0023818 dated 18.07.2023.

*****

This is to certify that Mahalakshmi Associates Private Limited represented by Thiru.P.Naveen Kumar has completed the Construction of Stilt Floor + 5 Floors Residential Building with 62 Dwelling Units with availing Premium FSI at Plot No.A, Annai Velankkanni Nagar Main Road Phase-I, Madhanandhapuram, Chennai-600 125 comprised in S.No.99/3 of Madhanandhapuram Village, within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It 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 Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 234 /2023 dated 21.07.2023.**

3. 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. 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,

31/07/2023

for MEMBER-SECRETARY

24/7/2023

Copy to:

1. Mahalakshmi Associates Private Limited represented by Thiru.P.Naveen Kumar, No.107, P.S.Sivasamy Salai, Mylapore, Chennai-600 004.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA Project Registration certificate of No. No.TN/29/Building/ 0415/2021 dt.09.12.2021 in file No. TNRERA/6779/2021 with the valid period till 30.11.2024)

3. The Deputy Financial Analyst Finance Division, CMDA. (For Refund of Security Deposit Building, Display Board and STP)

4. The System Analyst, Computer Cell, CMDA (to update Webpage). For Web-hosting

Note:

(i) The Original Cash Receipt No CMDA payment receipt No.CMDA/PP/Ch/5364/2021, dated 07.08.2021 for the payment of 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.

FORM 4

ARCHITECT 'S CERTIFICATE

Date: 31st July 2023

To:

M/s. Mahalakshmi Associates (P) Ltd,
No.107, P.S.Sivaswamy Salai,
Mylapore,
Chennai-600004.

Subject:

Certificate of Completion of Construction Work of Stilt floor + 5 floors Residential Building with 62 Dwelling units consisting for the Project bearing TNRERA Registration Number **TN / 29 / BUILDING / 0415 / 2021** dated **09.12.2021** situated at Plot No. Annai Velankkanni Nagar Main Road Phase-I, Madhanandhapuram, Chennai – 600125. Comprised in S.No.99/3 of Madhanandhapuram Village, within the Limits of Greater Chennai Corporation, measuring **2345.00 Sq.M** of area being developed by **M/s. Mahalakshmi Associates (P) Ltd** of FSI Area = **6092.84 Sq.M**

Sir,

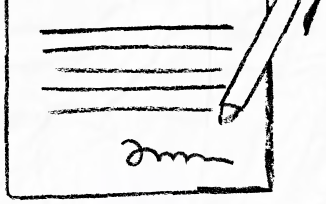
I have undertaken assignment as Architect of certifying Completion of Construction Work of Stilt floor + 5 floors Residential Building with 62 Dwelling units consisting for the Project bearing TNRERA Registration Number **TN / 29 / BUILDING / 0415 / 2021** dated **09.12.2021** situated at Plot No. Annai Velankkanni Nagar Main Road Phase-I, Madhanandhapuram, Chennai – 600125. Comprised in S.No.99/3 of Madhanandhapuram Village, within the Limits of Greater Chennai Corporation, measuring **2345.00 Sq.M** of area being developed by **M/s. Mahalakshmi Associates (P) Ltd** of FSI Area = **6092.84 Sq.M**

1. Following technical professionals are appointed by Owner/Promoter:
   (i) **Mrs. REENA NISHANTHI LYDIA.P** as Architect/Engineer.
   (ii) **Mr. Alex Jacob** as Structural Consultant.
   (iii) **Mr. Narayanan** as Site Supervisor / clerk of works.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I/We hereby certify that Stilt floor + 5 floors Residential Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number **C.C.No.EC / South-II / 234 /2023** dated **21-07-2023**.

Yours Faithfully,

REENA NISHANTHI LYDIA P B.ARCH
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14, II Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.



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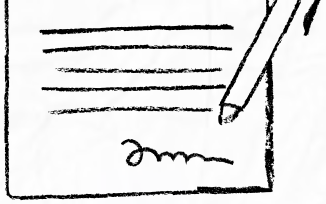
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Zoning & Land Use Analysis

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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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