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Official Property Record



Project - Quarterly Progress Report

Promoter's Name	:	M/s. Sreshta Sumanth Builders Pvt
Project Name	:	Sreshta Kishan Manapakkam
Project Registration No	:	TN/29/BUILDING/0435/2021
Quarter Ending	:	30 th June 2024

A. Sales

Sl. No.	Description	No.	Total Area (Sq ft) (Saleable Area)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1A,1B,1C,1D,1E,1F,2A,2B,2C, 2D,2E,2F,3A,3B,3C,3D,3E,3F, 4A,4B,4C, 4D,4E,4F,5A,5B,5C, 5D, 5E, 5F	46004 Sq. Ft
2.	Parking Lots		
3.	UDS Registered in Sq.Ft.	1B,1C,1D,2B,2D,2E,2F,3A,3B, 3C,3D,3F,4A,4B,4C,4D,4E,5A, 5B, 5D, 5E, 5F	13494 Sq.Ft

B. Construction

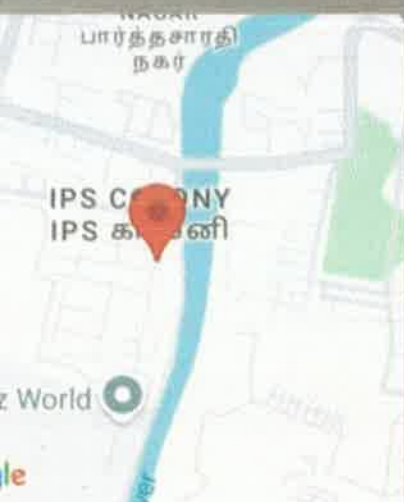
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		Common Area Works
2.	Status of common Amenities for each Block/Tower, Item wise		Lift, Generator, Video Phone
Sl.No.	Decription	Percentage	
1.	Percentage of Completion		
	xix) Physical	95%	
	xx) Financial (Enter Anticipated Project Cost in Lakhs)	25 Lakhs	

C. Details of Clearances

1. Completion Certificate No. **EC/South II/437/2024**
2. Compliance Report, if any (Kindly Specify) **Not Applicable** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – **Not Applicable**

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

Note: Report the above particulars under "Registered Projects" in www.tnrrera.in



01/07/25 14:1
Chennai, 60012
Indi



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கனடா
100
BY RPAD
1924 - 2023

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
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0350/2024

Dated:20.12.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 30 Dwelling Units availing with Premium FSI at Door No.2/676, River View Avenue, Manapakkam, Chennai, Comprised in S.No.126/1 (126/1C1 as per patta) of Manapakkam Village Within the Limits of 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 Planning Permission No.PP/NHRB/286/2021, in Planning Permit No.14394 in letter No.PP/NHRB/S(B2)/0002/2021, dated 16.09.2021.
 3. Online Completion Certificate Application received from M/s.Sreshta Sumanth Builders Private Limited dated 21.08.2024.
 4. This office D.C.Letter even No.dated 11.12.2024.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026368 dated 13.12.2024 with enclosures.

This is to certify that M/s.Sreshta Sumanth Builders Private Limited has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 30 Dwelling Units availing with Premium FSI at Door No.2/676, River View Avenue, Manapakkam, Chennai, Comprised in S.No.126/1 (126/1C1 as per patta) of Manapakkam 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 the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

CMDA/CC/NHRB/S/0350/2024

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 437 / 2024, dated 20.12.2024.

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 rule 20 (6) Annexure XXIII of TNCDBR, 2019 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 have signed the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the 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,

for MEMBER-SECRETARY

Copy to:

1. M/s.Sreshta Sumanth Builders Private Limited,
No.8 (57), Luz Avenue,
Mylapore,
Chennai – 600 004.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.

(TNRERA Project Registration Certificate of No. TN/29/Building/0435/2021 dt.28.12.2021 in the Project name of "SRESHTA MANAPAKKAM" in file No.TNRERA/7908/2021 with the valid period till May 2026 in the name of applicant M/s.Sreshta Sumanth Builders Pvt. Ltd., Represented by Tmt.B.Gayathri)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(To withhold the Security Deposit for the Building, Septic Tank and Display Board till furnishing the receipt towards IDC from CMWSSB)

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

Note:

(i) The copy of CMDA's Cash Receipt No.B0019708 dt.11.08.2021 for the payment of the Security Deposit has been surrendered for refund by the applicant.

(ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

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

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions



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

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

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