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Project - Quarterly Progress Report

Promoter's Name	:	CHAITANYA FOUNDATIONS PVT LTD
Project Name	:	KASTURI
Project Registration No	:	TN/29/Building/0057/2021 Dated 16.02.2021
Quarter Ending	:	(JUNE) Year 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)	3	385.77 Sq. Mt.
2.	Parking Lots	6	
3.	UDS Registered in Sq.m.	3	209.61 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. All the 10 flats painting till first coat, tiling, marble, windows, doors, grills, wiring, switches fixing, false ceiling completed. 2. Sanitary and CP fittings fixed in all flats.
2.	Status of common Amenities for each Block/Tower, Item wise		1. Transformer & RMU, DG installation completed. 2. Connections for metro water, drainage, TNEB obtained. 3. All light fittings work for common areas completed. All Pumps erection/Testing/Commissioning completed.



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			4. Lift handed over and in operation. 5. South side Compound Lattice work completed. 6. Tensile roof for stilt car parks completed. 7. Letter boxes installed. 8. Column crash guard & CCTV completed. 9. Maintenance of the building has commenced. 10. Common areas ground floor lobby, typical floor lobbies, staircase till one coat of paint completed. Staircase handrail completed. 11. External texture and painting completed.
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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	642 Lakhs

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0070/2023 (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"





Site Progress – June 2023

KASTURI











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/S/0070/2023

Dated: 30.03.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 10 D/U availing with Premium FSI at Door No.193/3, 3rd Main Road, Indira Nagar, Adyar, Chennai -20 comprised in Old S.No.58/2 (Part) T.S.No.25, Block No.20 of Thiruvanmiyur Village within the limit 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 /345/2020 dated 20.10.2020 in Planning Permit No.13714 in letter No. PP/NHRB/S(B2)/0295/2020 dated 20.10.2020.
3. Completion Certificate Application received from M/s.Chaitanya Foundations Pvt. Ltd., Represented by its Managing Director Thiru. V. Manu Reddy on 23.02.2023.
4. This office DC Advice letter even No. dated 08.03.2023.
5. Applicant letter dated 27.03.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C101977 dated 13.03.2023.

This is to certify that M/s.Chaitanya Foundations Pvt. Ltd., Represented by its Managing Director Thiru. V. Manu Reddy has Completed Construction of Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 10 D/U availing with Premium FSI at Door No.193/3, 3rd Main Road, Indira Nagar, Adyar, Chennai -20 comprised in Old S.No.58/2 (Part) T.S.No.25, Block No.20 of Thiruvanmiyur Village within the limit of Greater Chennai Corporation vide CMDA Planning Permission 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 TNCD BR, 2019.

p.t.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/082/2023 dated 30.03.2023.

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,

for MEMBER SECRETARY

Copy to:

1. M/s. Chaitanya Foundations Pvt. Ltd.,
Rep by its Managing Director
Thiru.V.Manu Reddy, Banyan View,
D.No.39, Karpagam Garden, 1st Main Road,
Adayar, Chennai – 600 020.

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

(TNRERA Registration No.
TN/29/Building/0057/2021 in Letter No.
TNRERA/0155/2021 dated 16.02.2021
and its Project name "KASTHURI" valid
up to 31.05.2023.)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit for
Building and Display Board)

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.

FORM 4 (see Regulation 3)

ARCHITECT'S CERTIFICATE

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

To

M/sChaitanya Foundation

"Banyan View', No. 39, Karpagam Gardens 1st Main
Road, Adyar Chennai 600020

Subject: Certificate of Completion of Construction Work of "CHAITANYA Kasturi' Residential Building
TNRERA Registration Number: TNRERA/7037/2020 dated: situated at old Door No.3 New Door No 2,
3rd Main Road Indira Nagar, Adyar, Chennai -600020 demarcated by its boundaries (Latitude
and Longitude of the end points), 130 05' 14.62" N-800 13' 19.71" E to the North. 130 05' 14.30" N-800 13'
19.10" E to the South. 130 05' 14.27" N- 800 13' 19.66" E to the East and 130 05' 14.66" N 800 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 Foundation,

Sir,

I am, RAJEET AVINASH MHETRAS, have undertaken assignment as Engineer of certifying
Completion of Construction Work of "CHAITANYA KASTURI' Foundation Residential Building situated at
old Door No 3 New Door No, 2, 3rd Main Road, Indira Nagar Adyar Chennai- 600020 measuring 415.00
Sq.mts of area being developed by Chaitanya Foundation.

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

i) Mr. RAJEET AVINASH MHETRAS as Architect
/ Engineer.

ii) Dr. ALEX JACOB as Structural Consultant.

iii) Mr. GURURAJA SRINIVASA RAO 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 Kasturi" Residential Building has been completed in all aspects. Completion Certificate bearing number C.C.NO. CMDA/CC/NHRB/S/0070/2022 dt: 30.03.2023 by Chennai Metropolitan Development Authority

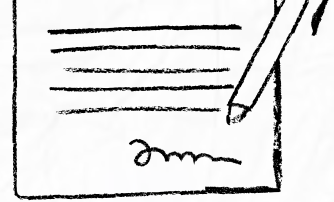
Yours Faithfully,



RAJEETH
MHETRAS, B
ARCH

RAJEET MHETRAS, B.Arch.,
REGD. ARCHITECT
COA. Regd. No: CA/99/24988
CMDA. Regd. No: RA/Gr.I/19/05/236
GCC Regd No: RA002322020
Harrington Apartments, Unit No: 12, 3rd Floor,
No: 98, Harrington Road, Chetpet, Chennai-600 031.
Mobile: 98840 91800, Email: rajit@rmd.co.in

CMDA License No: RA/Gr.1/19/05/236



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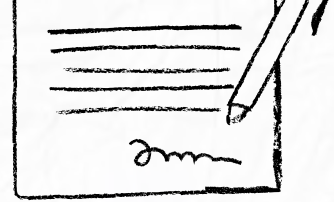
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Vastu & Property Management Tools

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

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