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Project - Quarterly Progress Report

Promoter's Name	**:**	**PUSHKAR PROPERTIES (P) LTD**
Project Name	**:**	**VAIBHAV ENCLAVE**
Project Registration No	**:**	**TN/29/Building/0158/2022 dt.12.05.2022**
Quarter Ending	**:**	**September 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)	10	1226 sq.mt.
2.	Parking Lots	10	10
3.	UDS Registered in Sq.mt.	537.31	537.31

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	single	Final Painting and Service connection work is in progress
2.	Status of common Amenities for each Block/Tower, Item wise	N.A.	N.A.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**98%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**Rs.1177 lakhs**

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/N-II/182/2023 dated 08.06.2023 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ATTACHED (in PDF Format)

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

VAIBHAV ENCLAVE

H-17 & H-18, TNHB East Avenue, Korattur, Chennai - 600 080

Flat No Floor	RERA Carpet Area (sec 2(k)) (sq.m)	Carpet Area Exclusive Balcony	**Exclusive verandah Service open terrace**	**Proportionate Common Area (sq.m)**	**Total Area (sq.m)**	**UDS land Area (sq.m)**	**Car Parking Covered**
1B	109.26	4.97	3.63	32.14	150.00	65.22	1
1E	86.08	4.72	2.57	26.63	120.00	52.09	1
2D	78.54	3.70	2.20	24.56	109.00	47.40	1
2E	86.08	4.72	2.57	26.63	120.00	52.09	1
2F	92.55	4.72	4.15	28.58	130.00	56.31	1
3E	86.08	4.72	2.57	26.63	120.00	52.09	1
4B	109.26	4.97	3.63	32.14	150.00	65.22	1
4D	86.08	4.72	2.57	24.56	109.00	52.09	1
3D	78.54	3.70	2.20	24.56	109.00	47.40	1
1D	78.54	3.70	2.20	24.56	109.00	47.40	1

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

Letter No. CMDA/CC/NHRB/N-II/182/2023 Dated: 08-06-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt floor + 4 Floors Residential building with 22 dwelling units at Door No.H-17, H-18, East Avenue, Korattur, Chennai-80 comprised in Old S.No.1176/2B part, 1179 pt, 1178, 1185pt, 1186pt, 1189/5pt, 1189/3Apt,T.S.No.67/3, Block No.80, Ward-E of Korattur village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. PP/NHRB/339/2021/A & B, in letter No. PP/NHRB/N/575/2020 dated 29.11.2021 in Planning Permit No.14447 availing with Premium FSI.
2. TNRERA in letter No.TNRERA/7740/2022 and registration No.TN/29/Building/0158/2022 dated 12.05.2022
3. Completion Certificate Application received from the applicant on 26.04.2023.
4. This office letter even no. dated 29.05.2023 addressed to the applicant.
5. Applicant letter dated 05.06.2023 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0023561, dated 02.06.2023.
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. P.Kruthivas, GPA of Mr. S. Balu and 12 others have constructed Stilt floor + 4 Floors Residential building with 22 dwelling units at Door No.H-17, H-18, East Avenue, Korattur, Chennai-80 comprised in Old S.No.1176/2B part, 1179 pt, 1178, 1185pt, 1186pt, 1189/5pt, 1189/3Apt,T.S.No.67/3, Block No.80, Ward-E of Korattur village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. PP/NHRB/339/2021/A & B, in letter No. PP/NHRB/N/575/2020 dated 29.11.2021 in Planning Permit No.14447 availing with Premium FSI was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II / 186 /2023, dated: 08-06-2023.

/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 (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

08/06/23

for MEMBER-SECRETARY

08/06/23

Copy to:

1 Thiru. P.Kruthivas,
GPA of Mr. S. Balu and 12 others,
Door No. 3/51,
F – Block 2nd Main Road, Anna Nagar East,
Chennai-600 102.

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

(TNRERA registration certificate of project Form 'C' No.TNRERA/7740/2022 and registration No.TN/29/Building/0158/2022 dated 12.05.2022. The registration shall be **valid till 30.04.2024**.)

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

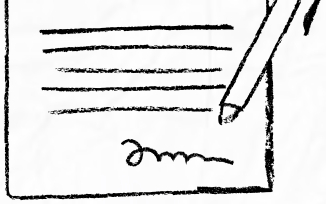
4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

Note:
O/o.No.1/2023 dated 12.01.2023 particulars

VAIBHAV ENCLAVE

H-17 & H-18, TNHB East Avenue, Korattur, Chennai - 600 080

Site Photos



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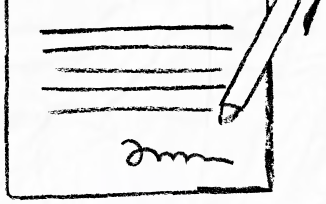

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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real estate journey

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