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Project - Quarterly Progress Report

Promoter's Name	**:**	**M/s. Chaitanya Builders & Leasing Pvt Ltd , Kakani Towers, 15, Khader Nawaz Khan Road, Chennai – 600 006**
Project Name	**:**	**Proposed Residential Building (S+5) at, Door No.28, Bishop Garden, Greenways Road, R.A. Purum, Chennai – 600 028**
Project Registration No	**:**	**TN/29/Building/0181/2022/24.05.2022**
Quarter Ending	**:**	**SEPTEMBER - 2024**

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)	2	273.54 Sq. Mtr
2.	Parking Lots	4	-NA-
3.	UDS Registered in Sq.m.	2	181.06 Sq. Mtr

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Stilt + 5 floors	1) Stilt Floor - Slab, Colum and beam plastering, paint tiles flooring, completed 2) 1st Floor- Slab, Block work, Electrical Box packing, internal gypsum, plastering, primer paint, door & frames ,wiring, tiles flooring completed. 3) 2nd floor slab Block work, Electrical Box packing internal gypsum plastering, primer paint, door & frames ,wiring, tiles flooring completed.

			4) 3rd floor slab, Block work Electrical Box packing internal gypsum plastering, primer paint , door & frames ,wiring, tiles flooring completed. 5) 4th Floor Roof Slab & Block work, Electrical Box packing, internal gypsum plastering, primer paint, door & frames, wiring, tiles flooring completed. 6) 5th Floor Slab & Block work, Electrical Box packing, internal gypsum plastering, primer paint, door & frames, wiring, tiles flooring completed. 7) Plumbing work internal and shaft line completed in all floors. 8) Head Room Slab, block work, plastering, completed. 9) Terrace waterproof weathering course, cement flooring completed. 10) Staircase and lift wall plastering, putty, paint, lift cladding, completed. 11) Overhead water tank & U.G SUMP completed. 12) Outer elevation paint completed 13) Compound wall and gate completed 14) Electrical work external common area completed 15) Car parking path Flooring paving work completed 16) Common Area Works Completed

2.	Status of common Amenities for each Block/Tower, Item wise	--- NA ---	--- NA ---

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs) Rs.1237.74 Lakhs (Rupees One Thousand two hundred thirty seven lakhs and seventy four thousand only)	**80%**

C. Details of Clearances

1. Completion Certificate No. CC.No. EC/SOUTH-I /233/2024 Dated 01.07.2024.
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) ---------- (in PDF Format)

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

Project - Quarterly Progress Report

September - 2024

Name of the Promoter's: M/s. Chaitanya Builders and leasing Pvt. Ltd.

Name of the Project: PROPOSED RESIDENTIAL BUILDING Stilt + 5 Floors.

Project Registration No. TN/29/ BUILDING/0181/2022/ 24.05.2022



Project - Quarterly Progress Report

September'2024

Name of the Promoter's: M/s. Chaitanya Builders and leasing Pvt. Ltd.

Name of the Project: PROPOSED RESIDENTIAL BUILDING Stilt + 5 Floors.

Project Registration No. TN/29/ BUILDING/0181/2022/ 24.05.2022



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

கலைஞர் 100 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 Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0191/2024 **Dated: 01.07.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing Premium FSI at Door No.28, Bishop Garden, Greenways Road, Raja Annamalaipuram, Chennai – 600 028 comprised in old S. No. 3958, R.S. No. 3958/18, Block No.87 of Mylapore Village, Chennai District 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/361/2021 dated 24.12.2021 Permit No. 14469 in letter No. PP/NHRB/S/509/2021 dated 24.12.2021.
3. TNRERA letter No.TNRERA/5198/2022 dated 24.05.2022 with Registration No. TN/29/Building/00181/2022 dated 24.05.2022.
4. Completion Certificate Application received from M/s. Chaitanya Builders and Leasing Private Limited, GPA vide No. CMDA/CC/NHRB/S/0191/2024 dated 08.05.2024.
5. This office DC Advice letter even No. dated 03.06.2024.
6. Applicant letter dated 18.06.2024 enclosing the remittance of Additional Development Charges and Infrastructure & Amenities Charges remitted vide CMDA Receipt No. B0025794 dated 18.06.2024.

*****

This is to certify that M/s. Chaitanya Builders and Leasing Private Limited, GPA for Tvl.S.Ganapathy & 6 Others has completed the construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units availing Premium FSI at Door No.28, Bishop Garden, Greenways Road, Raja Annamalaipuram, Chennai – 600 028 comprised in old S. No. 3958, R.S. No. 3958/18, Block No.87 of Mylapore Village, Chennai District within the limits of Greater Chennai Corporation vide CMDA for which Planning Permission is 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 Rule 20(6) Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No. EC/South-I/ 233 /2024 dated 01.07.2024.**

p.t.o.

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 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,

02/07/2024

for MEMBER-SECRETARY

02/07/24

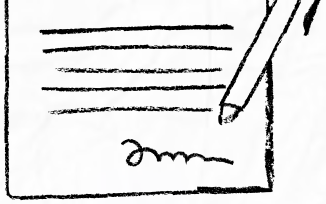
Copy to:

1. M/s Chaitanya Builders & Leasing Pvt Ltd., GPA for Tvl.S.Ganapathy & 6 Others, Kakani Towers, No.15, Khader Nawaz Khan Road, Chennai – 600 006.
2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA letter No.TNRERA/5198/2022 dated 24.05.2022 with Registration No. TN/29/Building/00181/2022 dated 24.05.2022)
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 No. CMDA/PP/Ch/6259/2021 dated 16.12.2021 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 applicants are to be furnished.



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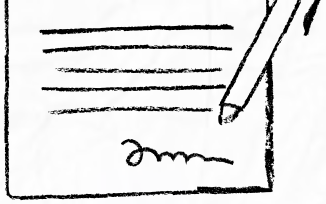
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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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

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