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(19)

Project - Quarterly Progress Report

Promoter's Name	:	**Tmt.B.S.Kamalavadhani**
Project Name	:	**-**
Project Registration No	:	**TN/29/Building/0198/2022**
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)	Nil	-
2.	Parking Lots	Nil	-
3.	UDS Registered in Sq.m.	Nil	-

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 Block Only	Fully Completed and Occupied
2.	Status of common Amenities for each Block/Tower, Item wise	-	Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100 %**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**2.5 Crore**

C. Details of Clearances

1. Completion Certificate No. ---------- (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) ---------- (in PDF Format)

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


BMS TOWERS
fabindia
2ND AVENUE,
NEAR ROUNDTANA,
ANNA NAGAR
fabindia
MALABAR

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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.75, Santhome High Road MRC Nagar, R.A.Puram, Chennai-600 028

Letter No.CMDA/CC/NHRB/N-I/42/2022 Dated: 15-03-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Basement Floor + Ground Floor (Shop) + 3 Floors (Office) + 4th Floor (part) (Office) Commercial building at Door No.9, Harleys Road, Kilpauk, Chennai-10 comprised in R.S.No.3141/2, Block No.53 of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/319/2019, in letter No. PP/SB/N/343/2019 dated 24.10.2019 in Planning Permit No. 12902.
2. Completion Certificate Application received from the applicant on 03.02.2022.
3. This office letter even no. dated 01.03.2022 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0021043, dated 03.03.2022.
5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

****

This is to certify that Tmt.B.S.Kamalavadhani has constructed Basement Floor + Ground Floor (Shop) + 3 Floors (Office) + 4th Floor (part) (Office) Commercial building at Door No.9, Harleys Road, Kilpauk, Chennai-10 comprised in R.S.No.3141/2, Block No.53 of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/319/2019 in letter No. PP/SB/N/343/2019 dated 24.10.2019 in Planning Permit No. 12902 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-I / 074 /2022, dated: 15-03-2022.**

/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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

15/3/22

for MEMBER-SECRETARY

15/3/22

Copy to:

1. Tmt.B.S.Kamalavadhani,
   No.11, M.G. Road,
   Bangalore - 560001.
2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.
   — TNRERA registration certificate in letter No.TNRERA/A4/478/2022 dated 28.01.2022 stating that Thiru.B.S.Kamalvadhani, Bangalore has informed that he has obtained Planning Permission from CMDA for a Commercial building and it is for his own use and not for sale / lease. Therefore, it is informed that project does not require registration with TNRERA.
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:

(i) The Original Cash Receipt for the Security Deposit shall be 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.

RJ ARCHITECTS PVT. LTD.,

Administrative Office
New No.7 (Old No.Y-81),
First Floor, 6th Street,
5th Avenue, 'Y' Block,
Anna Nagar, Chennai - 600 040.
Phone : 044- 4261 2003
Email : rjarchitects@gmail.com
CIN-U74210TN2006PTC061008
GST NO - 33AADCR5572L1Z3

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 18.08.2023

To,

Tmt.**B.S.Kamalavadhani**
Door No.11, M.G.Road,
Bengaluru-560 001.

Subject: Certificate of Completion of Construction Work of Commercial building of the Project situated at Door No.9, Harleys Road, Kilpauk, Chennai-600 010. Comprised in R.S.No.3141/2, Block No.53 of Purasawalkam Village within the limit of Greater Chennai Corporation. Tamil Nadu demarcated by its boundaries (latitude-13^0.18' and longitude-80^0.24' of the end points) to the North – Mounaswamy Madam Street (T.S.No.107) to the South – Conservancy Lane (T.S.No.144) to the East – T.S.No.194/1 & T.S.No.194/2 to the West – T.S.No.113 of Purasawalkam Village & Taluk, Chennai - 600010. measuring 685.80 sq.mts area being developed by Tmt.**B.S.Kamalavadhani**

Sir,

I Thiru. K.Jamalmohideen have undertaken assignment as Architect of certifying completion of Construction Work of Commercial building situated at Door No.9, Harleys Road, Kilpauk, Chennai-600 010. Comprised in R.S.No.3141/2, Block No.53 of Purasawalkam Village & Taluk, Chennai - 600010. measuring 685.80 sq.mts area being developed by Tmt. **B.S.Kamalavadhani**

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No: 15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/19/02/001
Mobile : 98400 98425
E-mail: rjarchitects@gmail.com

RJ ARCHITECTS PVT. LTD.,

Administrative Office
New No.7 (Old No.Y-81),
First Floor, 6th Street,
5th Avenue, 'Y' Block,
Anna Nagar, Chennai - 600 040.
Phone : 044- 4261 2003
Email : rjarchitects@gmail.com
CIN-U74210TN2006PTC061008
GST NO - 33AADCR5572L1Z3

(9)

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i)	Thiru. K. Jamal Mohideen	as Architect/Engineer
(ii)	Thiru. S.Dhiliparajan	as Structural Consultant
(iii)	Thiru. Sivanandam	as MEP Consultant
(iv)	Thiru. A.Kannan	as Site Supervisor/Clerk of Works

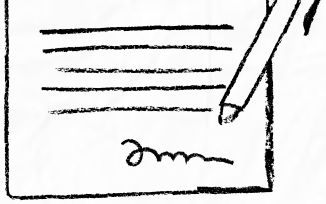
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Commercial Building has been completed in all aspects. The Commercial Building is granted Completion Certificate bearing number C.C.No.**EC/North-I/074/2022** dated:-**15.03.2022** by Chennai Metropolitan Development Authority

Yours Faithfully,

Signature of the Registered Architect :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/83/07686
New No:15, 54th Street,
Ashok Nagar, Chennai-600 083.
CMDA Regn.No. RA/Gr.I/19/02/001
Mobile: 98400 98425
E-mail:rjarchitects@gmail.com

Name of the Registered Architect : **K.JAMAL MOHIDEEN / RA/Gr.I/19/02/001**



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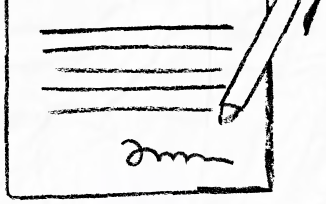
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Zoning & Land Use Analysis

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

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

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