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Project - Quarterly Progress Report

Promoter's Name	:	TRANQUIL HOMES
Project Name	:	SRI AASHRAYAM
Project Registration No	:	TN/29/Building/0242/2022 dated.01.07.2022
Quarter Ending	:	(April) Year 2023 <u>MARCH</u>

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)	4	520
2.	Parking Lots	4	NA
3.	UDS Registered in Sq.m.	3	141

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	i. Foundation ii. Stilt Floor III. First Floor IV. Second Floor V. Third Floor VI. Fourth Floor VII. Fifth Floor	Completed Completed
2.	Status of common Amenities for each Block/Tower, Item wise	i. Stilt Floor	Septic tank & underground sump work completed LMR &



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		II. Terrace	Overhead tank completed, parapet wall completed
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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Financial Progress 100% Completed Balance finance to complete 0% Expected Expenses Rs.NIL)

C. Details of Clearances

1. Completion Certificate No. – **CC No. EC/SOUTH -II/106/2023 dated 21-04-2023** (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 Enclosed (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"



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(5)

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EB TRANSFORMER

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LIFT





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
Chitadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0104/2023

Dated:21.04.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units with availing Premium FSI, at Plot No.182 & 183, 13th Street, Kubera Nagar Extension, Madipakkam, Chennai comprised in Plot No.182, S.No.138/1 as per Document (138/9 as per patta) and Plot No.183 S.No.138/1 as per Document (138/12 & 138/38 as per-patta) of Madipakkam 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 vide No.PP/NHRB/079/2022, dated 28.03.2022 in Planning Permit No.14756 in letter No.PP/NHRB/S(B2)/0736/2021 dated 28.03.2022.
 3. Completion Certificate Application received from M/s.Tranquil Homes, Represented by its Manager Thiru.Pon Murugan on 16.03.2023.
 4. This office D.C.Letter even No. dated 11.04.2023.
 5. The applicant have remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023237 dated 12.04.2023.

This is to certify that M/s.Tranquil Homes, Represented by its Manager Thiru.Pon Murugan has Completed Construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units with availing Premium FSI, at Plot No.182 & 183, 13th Street, Kubera Nagar Extension, Madipakkam, Chennai comprised in Plot No.182, S.No.138/1 as per Document (138/9 as per patta) and Plot No.183 S.No.138/1 as per Document (138/12 & 138/38 as per patta) of Madipakkam Village, within the Limits 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 approved by the Monitoring Committee.

Contd.,

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CMDA/CC/NHRB/S/0104/2023

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 106 /2023 dated 21.04.2023.

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 1th cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

✓ 21/04/2023
for MEMBER-SECRETARY

Copy to:

1. M/s.Tranquil Homes, Represented by its Manager Thiru.Pon Murugan, 14/1, 12th Avenue, Ashok Nagar, Chennai-600 083.
2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai - 600 008.
3. The Deputy Financial Analyst Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA (to update Webpage).

(TNRERA Project Registration Certificate No.TN/29/Building/0242 /2022, 01.07.2022 in Letter No.TNRERA/8647/2022)

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

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.

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H&S DESIGN COMPANY

ARCHITECTURE • INTERIORS • LANDSCAPE

FORM 4

ARCHITECT 'S CERTIFICATE

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

To
Tranquil Homes
14/1 12th Avenue
Ashok Nagar, Chennai 600 083

Subject: Certificate of completion of construction work of Stilt plus five floors of 15 Residential apartment of single block and single phase of the project (TNRERA Registration Number- TN/29/Building/0242/2022 dated.01.07.2022) situated on the survey no./ Old survey No.138/1 New Survey No. 138/9,138/12,138/38 plot no.182 & 183 13th Street, Kubera Nagar, Madipakkam demarcated by boundaries Vacant Lands in Survey No.140 to the North Existing Panchyat Road (13th Street Kubera Nagar Extension) to the south Lands in Survey No.181 to the East Lands in Survey No.137 to the West of Division Madipakkam village Sholinganallur Taluk Chennai District 600091 PIN measuring sq mts.667.87 Area being developed by Tranquil Homes Rep By Executive Mr.A.Ponmurugan

Sir,

We H&S Design Company represented by Hari Srinivas have undertaken assignment as Architect of certifying completion of Construction work of the Building(s) One Block(s) of the Single phase of the Project situated on the survey No. plot no.182&183 of Division Madipakkam Taluk Sholinganallur district Chennai- 600091 measuring 667.87 Sq. mts are being developed Tranquil Homes Rep by Executive Mr.A.Ponmurugan as per approved plan.

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

- (i) M/s./Thiru. P. PonAravind as Engineer
- (ii) M/s./Thiru M .Punithan as Structural Consultant
- (iii) M/s./Thiru/. _Hari Srinivas as MEP consultant

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(iv) M/s./Thiru/. _K.Ramakrishnan as Site Supervisor/clerk of works

Based on Completion certificate received from Structural Engineer and Site Supervisor and to the best of my Knowledge, I hereby certify that Sri Aashrayam building has been completed in all aspects. The Sri Aashrayam Building Old survey No.138/1 New Survey No. 138/9, 138/12, 138/38 plot no182 & 183 13th Street Kubera Nagar, Madipakkam, Chennai 600091 building is granted completion certificate bearing number **CC No. EC/SOUTH -II/106/2023 dated 21-04-2023** by CMDA

Yours Faithfully,

M. Hari Srinivas

M.Hari srinivas

Architect

M. HARI SRINIVAS

Architect

COA - CA/2010/48609

CMDA - RA /Gr. I / 19 / 06 / 267

GCC - RA 002642021

A1/8, Flat 2, Aliboya 22nd Cross Street, Besant Nagar,
Chennai - 600 090. Email : hari.madumby@gmail.com



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Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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