



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report



Promoter's Name	:	JEYAM BUILDERS
Project Name	:	JEYAM'S COURTYARD
Project Registration No	:	TN/16/Building/340/2022
Quarter Ending	:	MARCH 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	20	1961.40
2.	Parking Lots	20	-
3.	UDS Registered in Sq.m.	20	743.20

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	ONE	Fully completed
2.	Status of Common Amenities for each Block/Tower, Item wise	Bore well, CCTV, Sump with Motor	Installed and working

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Crores)	Rs.10 Cr.

C. Details of Clearances

1. Completion Certificate No.29/2023 dt.19.12.2023 – Submitted.
2. Compliance Report: Construction Completion Certificate (CCC) issued by Local Planning Authority on 23.09.2022 is already submitted.
3. Annual Audit Report of Special Account in Form 7 – Submitted.

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

Promoter's Name	:	JEYAM BUILDERS
Project Name	:	JEYAM'S COURTYARD
Project Registration No	:	TN/16/Building/340/2022
Quarter Ending	:	MARCH 2024

PHOTO TAKEN ON 31.03.2024 – NORTH SIDE VIEW



PHOTO TAKEN ON 31.03.2024 – EAST SIDE VIEW



Promoter's Name	:	JEYAM BUILDERS
Project Name	:	JEYAM'S COURTYARD
Project Registration No	:	TN/16/Building/340/2022
Quarter Ending	:	MARCH 2024

PHOTO TAKEN ON 31.03.2024 – SOUTH SIDE VIEW



PHOTO TAKEN ON 31.03.2024 – WEST SIDE VIEW



COMPLETION CERTIFICATE

From
Thiru.M.Sridhar,B.E.,M.Plan.,
Joint Director, (I/C),
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai,
Tiruchirappalli - 23.

To 
Thiru.S.Anand,
Managing Partner,
M/s. Jeyam Builders,
No.1-A, Jayamraj,
22/5, Ramachandrapuram,
Thennur, Trichy - 620 017

E Mail ID : tryjddtcp@gmail.com
Phone No. 0431-2423769

Roc.No.4260/2023/TD-3,

Dated : 19.12.2023

CC No.29/2023

Sir,

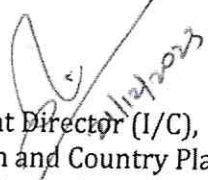
Sub: Completion Certificate - District Town and Country Planning - Tiruchirappalli District
- Trichy Local Planning Area/ Corporation - Ponmalai Zone - K.Sathanur Village -
Pandiyan Salai - Ward -AI, Block No.26. T.S.No.1/14 (Old S.F.No. 18/11pt, 21/1A,
21/2pt) - Construction of Affordable Residential Apartment Building up to Terrace
level - Completion Certificate (CC) issued - Reg.

Ref: 1) Planning Permission order in Roc.No. 1578 /2022/TD-3 dt. 23.06.2022
2) Planning Permission No.75/2022
3) Completion Certificate application received from Thiru.S.Anand, Managing
Partner, M/s. Jeyam Builders, Trichy dated 30.11.2023

1. This is certify that Tmt. V.Sagunthala, Jeyam Builders (PAO), Trichy has constructed Affordable Residential Apartment Building in Ward -AI, Block No.26, T.S.No.1/14 (Old S.F.No.18/11pt, 21/1A, 21/2pt), Pandiyan Salai, K.Sathanur Village Ponmalai Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No. 1578/2022/TD-3 dated 23.06.2022. Planning Permission No.75/2022. The Building was inspected and observed that the building has been completed and satisfies the norms for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in CC No.29/2023 dated :19.12.2023

3. The Completion Certificate is issued in accordance with the provision 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/ developer/ power agent and the Structural Engineer/ 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.


Joint Director (I/C),
District Town and Country Planning Office,
Tiruchirappalli District


21/12/2023

Copy to

- 1) The Commissioner,
Tiruchirappalli Corporation,
Trichirappalli District
- 2) The Executive Engineer,
TANGEDCO Cantonment Division,
Trichy.



GS DESIGN STUDIO

ARCHITECTURE · CONSTRUCTION · INTERIORS · TOWN PLANNING

☎ +91 8870048252 ✉ gsarchitects13@gmail.com
No.6-1, 4th Cross West, Thillai Nagar, Trichy - 620018.

GSTIN - 33BGQPG5922A1ZQ

Gary Naveen F
B. Arch., MURP.,

Architect & Town Planner
CA/2017/81522 · AITP/2021/0450

Date: 10.04.2024

To

Form-4

Jeyam Builders,
No.1A, Jeyam's Raj Crescent
22/5, Ramachandrapuram
Tennur, Trichy - 620 017.

Subject: Certificate of Completion of Construction Work of Jeyam's Courtyard Building of the Project (TNRERA Registration Number TN/16/Building/340/2022) situated at TS.No.1/14, Pandian Salai, LIC Colony, KK Nagar, Trichy - 620 021 demarcated by its boundaries (latitude and longitude of the end points 10.45'36.6"N & 78.40'48.0"E) to the North by 30' Wide Pandian Salai, to the South by property belongs to V.Gopinathan, to the East by property belongs to V.Gopinathan and to the West by property in T.S.No.21/1A, K.Sathanur Village, Ward AI, Block 26, T.S.NO.1/14 within the limits of Tiruchirappalli City Corporation PIN - 620 021 measuring 929.02 sq.mts. land area being developed by Jeyam Builders.

Sir,

1. We **GS DESIGN STUDIO** have undertaken assignment as Architect certifying completion of Construction Work of Jeyam's Courtyard Apartment Building situated at TS.No.1/14, Pandian Salai, LIC Colony, KK Nagar, Trichy - 620 021 measuring 929.02 sq.mts. land area being developed by Jeyam Builders.
2. Following technical professionals are appointed by Owner/Promoter: (as applicable)
 - (i) Thiru. Gary Naveen F as Architect/Engineer
 - (ii) Thiru. R.Vetrivel as Structural Consultant
 - (iii) Thiru. S.Karthikeyan as Site Engineer
3. Based on Completion Certificate received from Structural Engineer and Site Engineer and to the best of our knowledge, we hereby certify that Jeyam's Courtyard Building has been completed in all aspects. The building is granted Completion Certificate bearing number 29/2023 dated 19.12.2023 by District Town & Country Planning Office, Tiruchirappalli.

Yours Faithfully,

For **GS DESIGN STUDIO**

PROPRIETOR

Gary Naveen F

License No.CA/2017/81522

Gary Naveen F B. Arch., MURP.,
Architect & Town Planner

CA/2017/81522

AITP/2021/0450



GS DESIGN STUDIO

No.6-1, 4th Cross West,



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

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



NRI & Investment Services

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



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate