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Project - Quarterly Progress Report

Promoter's Name	**:**	**VIGNESHWARA HOMES PVT LTD**
Project Name	**:**	**KASTHURI'S R R K ENCLAVE**
Project Registration No	**:**	**TN/29/BUILDING/0363/2022 , DATED 20/09/2022**
Quarter Ending	**:**	**SEP 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)	1	1454 SQFT
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	1	639 SQFT

B. Construction

S.No	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	ALL WORK COMPLETED AND READY FOR POSSESSION	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	WATER SUMP/WATER TANK/ HEAD ROOM /LIFT ROOM/OVERHEAD TANK	COMPLETED

S.No	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100.00%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**510 lacs**

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0339/2023
2. Compliance Report, if any (Kindly Specify) --------- NA --------
3. Annual Audit Report of Special Account in Form 7 --------NA-------

D. Latest Photo with Date (Atleast from 2 angles): PHOTO ENCLOSED -3 NO'S

BY RPAD

CHENNAIMETROPOLITANDEVELOPMENTAUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road,
Egmore,Chennai - 600 008
Phone : 28414855Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

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
Chindadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0339/2023 **Dated: 08.09.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 3 Floors Residential Building with 9 D.U. at Plot No.2, Old Door No.25, New Door No.61, Kalashetra Road, Thiruvanmiyur, Chennai -41, Comprised in Old R.S.No.124/1 (part), T.S.No.48, Block No.26 of Thiruvanmiyur Village within the limit 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/159/2022 Dated 31.05.2022 Permit No.14836 in letter No. PP/NHRB/S(B2)/0100/2022 Dated 31.05.2022.
3. TNRERA letter No. TNRERA/12251/2022 dated 20.09.2022 with Registration No. TN/29/Building/0363/2022 dated 20.09.2022.
4. Completion Certificate Application received from M/s. Vigneshwara Homes Private Limited, Represented by its Director N.R.MK.Venkat on 20.07.2023.
5. This office DC Advice letter even No. dated 25.08.2023.
6. Applicant letter dated 01.09.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024081dated 30.08.2023.

*****

This is to certify that M/s. Vigneshwara Homes Private Limited, Represented by its Director N.R.MK.Venkat has completed the construction of Stilt Floor + 3 Floors Residential Building with 9 D.U. at Plot No.2, Old Door No.25, New Door No.61, Kalashetra Road, Thiruvanmiyur, Chennai -41, Comprised in Old R.S.No.124/1 (part), T.S.No.48, Block No.26 of Thiruvanmiyur Village within the limit 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/280/2023 dated 08.09.2023.**

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 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,

11/09/2023

for MEMBER-SECRETARY

11/9/2023

Copy to:

1. **M/s. Vigneshwara Homes Private Limited**, Represented by its Director N.R.MK.Venkat, No.33/15, Cenotaph Road 1st Street, Teynampet, Chennai – 600 028.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (**TNRERA letter No.** TNRERA/12251/2022 dated 20.09.2022 with Registration No. TN/29/Building/0363/2022 dated 20.09.2022 and its Project name "KASTHURI'S RRK ENCLAVE" valid till December 2023.)

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)

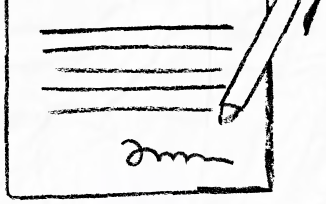
Note:

(i) The Proforma on Affidavit for loss of Original Receipt of SD executed by the applicant M/s.Vigneshwara Homes Private Limited, Represented by its Director N.R.MK.Venkat in Rs.20/- stamp paper duly notarized is furnished instead of surrendering the Original Cash Receipt for the Security Deposit for refund.

(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.

ELEVATION-EAST

ELEVATION-WEST



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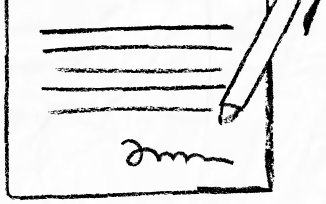

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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