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Project - Quarterly Progress Report March - 2023

Promoter's Name	:	L SANTHA KUMAR
Project Name	:	SAI KALYANI
Project Registration No	:	TN/29/Building/393/2022 dated 07.10.2022 & TNRERA/03092/2023 dated 12.04.2023
Quarter Ending	:	March 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)	Own use	1335.12 SQ. M.
2.	Parking Lots	16+32	16+32
3.	UDS Registered in Sq.m.	Nil	Nil

Note:- Own Use Only

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single	Structure, plastering and flooring tiles completed
2.	Status of common Amenities for each Block/Tower, Item wise		Commercial

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

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0081/2023 dated 13.04.2023
2. Compliance Report, if any (Kindly Specify) Already submitted
3. Annual Audit Report of Special Account in Form 7 Attached

D. Latest Photo with Date (At least from 2 angles) Attached

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

D. Latest photo (one angle)





**FORM-4
ARCHITECT
CERTIFICATE**

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

Date: 04.05.2023

To

Mr.L.SANTHA KUMAR

7N, Amara Arya,

No 49, Vijayaraghava Road,

T Nagar, Chennai 600 071.



Subject: Certificate of Completion of Construction Work of **SAI KALYANI** Building/ Single Block of the Building of the Project TNRERA/03092/2023 dated 12.04.2023 & TN/29/ Building /393/ 2022 dated 07.10.2023 situated on the Plot bearing Survey no. Old S.N.93(part) and 95(part), T.S.No.39, Block No.35 of Urur Village, Chennai./Old/Door No.18 New Door No.33, Sastri Nagar 2nd Avenue, M.G Road Adyar Chennai 20 demarcated by its boundaries (latitude and longitude of the end points) to the North to the South 110 ft on the East and North to South 110 ft on the West and East to West 62 ft on the South and East to West 62 ft on the North of Division 176 Village **URUR** with in the Limit of Greater Chennai Corporation District PIN 600 020 measuring **1335.12 sq mts.** area already Completed the entire Constriction for own use and not for Sale. Land Owners Name **L. SANTHA KUMAR**

Sir,

I **R.SRINIVASAN** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **SAI KALYANI** Building/ Single

R. SRINIVASAN, B. Arch

Registered Architect

COA Reg No. CA/2007/40772

CMDA Reg No: RA/Gr.1/19/04/186

#15, Palur Kanniyappan Street,

Mylapore, Chennai - 600 004.

Ph: 044 43518045/6, Fax: 044 43518049

Block/ of the Building situated on the plot No./ Survey no. Old S.N.93(part) and 95(part), T.S.No.39, Block No.35 of Urur Village, Chennai./Old/Door No.18 New Door No.33, Sastri Nagar 2nd Avenue, M.G Road Adyar Chennai 20 Division 176 Village **URUR** with in the Limit of Greater Chennai Corporation District PIN 600 020 measuring **1335.12 sq** mts. area already Completed the entire Constriction for own use and not for Sale. Land Owners Name **L. SANTHA KUMAR**

Following technical professionals are appointed by Land Owner/: (as applicable)

- (i) M/s/Thiru. R.SRINIVASAN as Architect/Engineer
- (ii) M/s/Thiru. C.KANNAN as Structural Consultant
- (iii) M/s/Thiru.M.ARJUN as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **SAI KALYANI** Building/ Single Block of the Building has been completed in all aspects. The **SAI KALYANI** Building/Single Block of the Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0081/2023** dated 13.04.2023 by **CMDA** (Competent Authority) .

Yours Faithfully,

R. SRINIVASAN, B. Arch

Registered Architect

COA Reg No. CA/2007/40772

CMDA Reg No: RA/Gr.1/19/04/186

#15, Palur Kanniyappan Street,

Mylapore, Chennai - 600 004.

Ph: 044 43518045/6, Fax: 044 43518049

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No)



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

Letter No. CMDA/CC/NHRB/S/0081/2023

Dated: 13.04.2023

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Stilt Floor + 4 Floors Commercial (Shop & Office) Building availing with Premium FSI at Old Door No.18, New Door No.33, Shastri Nagar 2nd Avenue (M.G.Road), Adyar, Chennai - 600 020, comprised in Old S.No.93 part & 95 part, T.S.No.39, Block No.35 of Urur 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/93/2022 dated 07.04.2022 Permit No.14770 in letter No. PP/NHRB/S(B2)/0011/2022 dated 07.04.2022.
3. Completion Certificate Application received from Thiru.L.Santhakumar on 02.03.2023.
4. This office DC Advice letter even No. dated 31.03.2023.
5. Applicant letter dated 05.04.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B-0023194 dated 05.04.2023.

This is to certify that Thiru.L.Santhakumar has Completed Construction of Stilt Floor + 4 Floors Commercial (Shop & Office) Building availing with Premium FSI at Old Door No.18, New Door No.33, Shastri Nagar 2nd Avenue (M.G.Road), Adyar, Chennai - 600 020, comprised in Old S.No.93 part & 95 part, T.S.No.39, Block No.35 of Urur Village within the limit 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.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/095/2023 dated 13.04.2023.

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

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Thiru.L.Santha Kumar,
Flat No.7N, Amara Arya,
Door No.49, Vijayaraghava Road,
T.Nagar, Chennai – 600 017.
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

(TNRERA Registration No.
TN/29/Building/393/2022 in Letter
No.TNRERA/14449/2022 dated
07.10.2022 and its Project name is "SAI
KALYANI" valid up to 31.03.2023 and
the validity period is extended from
31.03.2023 to 30.09.2023 in letter
No.TNRERA/03092/2023 dated
12.04.2023)

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

(to update Webpage)

Note:

- (i) The Original Cash Receipt 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 applicant are to be furnished.



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

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