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Official Property Record

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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**P.SHEEBA**
Project Name	:	**"KAAVIYA GARDEN DREAM HOMES SUN BLOCK"**
Project Registration No.	:	**TN/29/BUILDING/0410/2022**
Project Registration Date	:	**12TH OCTOBER 2022**
Project Completion Date	:	**31.03.2024**
Quarter Ending	:	**March Year 2025**

RERA Separate Bank A/c Details

Bank Name	:	**Yes Bank Ltd**
Bank Branch	:	**Anna Nagar Branch Chennai.,**
Bank A/c No.	:	**032 4724 0000 0035**

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	**NIL**
Amount withdrawn from the RERA A/c from the date of opening	:	**NIL**
Bank statement for the last one year duly signed by the Bank to be enclosed	:	**Enclosed**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	**NIL**	**NIL**
	b) UDS Registered	**NIL**	**NIL**

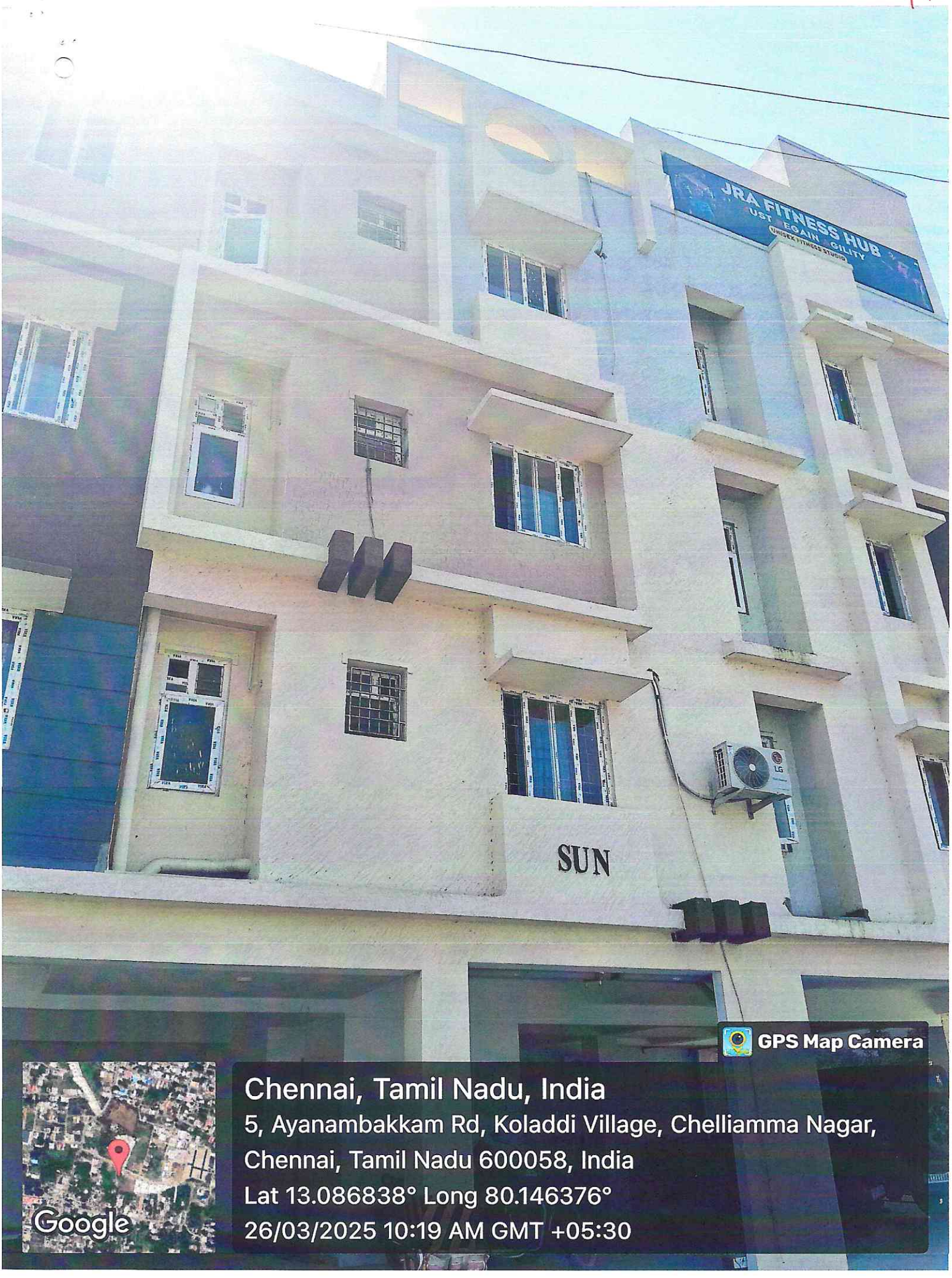
2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	Flat No : F1	**NO**	**NO**
2.	Flat No : F2	**NO**	**NO**
3.	Flat No : S1	**NO**	**NO**
4.	Flat No : S2	**NO**	**NO**
5.	Flat No : T1	**NO**	**NO**
6.	Flat No : T2	**NO**	**NO**
7.	GROUND FLOOR COMMERCIAL	**NO**	**NO**
8.	FIRST FLOOR COMMERCIAL	**NO**	**NO**
9.	SECOND FLOOR COMMERCIAL	**NO**	**NO**

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	**SINGLE BLOCK**	**100 % Completed**
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	**N/A**	**N/A**
3.	Status of other Common Amenities as indicated in the Construction Agreement	**N/A**	**N/A**

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 **100%** **Rs.4.26 Cr**
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	**N/A**


JRA FITNESS HUB
SUN
GPS Map Camera
Chennai, Tamil Nadu, India
5, Ayanambakkam Rd, Koladdi Village, Chelliamma Nagar,
Chennai, Tamil Nadu 600058, India
Lat 13.086838° Long 80.146376°
26/03/2025 10:19 AM GMT +05:30
Google


JRA FITNESS HUB
GPS Map Camera
Chennai, Tamil Nadu, India
5, Ayanambakkam Rd, Koladdi Village, Chelliamma Nagar,
Chennai, Tamil Nadu 600058, India
Lat 13.086641° Long 80.146294°
26/03/2025 10:20 AM GMT +05:30
Google

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

Zonal Office -Ambattur

Completion Certificate

From		To
The Zonal Officer, Greater Chennai Corporation, Thiruvallur High Road,Opp. Dunlop, Ambattur, Chennai - 600053	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN07/00784/2024 Dated: 16/05/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Ambattur Completed the Construction of Residential/Commercial Building at Block No:10, Ward-G,Plot No:18,19 & 20, Survey No:T.S.No:3/49pt,3/59pt,3/50 & 3/60, Kaaviya Garden Dream Homes, AYAPAKKAM ROAD,CHELLIAMMAN KOIL,ATHIPATTU,Athipattu, Chennai, 600058 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN07/04718/2021 and BA/WDCN07/01837/2022 dated : 25/06/2021

2.Completion Certificate Application online registration :CC/WDCN07/00655/2024 dated :16/05/2024

3.This office letter vide No:CC/WDCN07/00655/2024 dated 16/05/2024

4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N07/2024-25/06382

(1) This is to certify that Thiru. Ms P SHEEBA has completed the construction of Residential / Commercial building at Block No:10, Ward-G,Plot No:18,19 & 20, Survey No:T.S.No:3/49pt,3/59pt,3/50 & 3/60, Kaaviya Garden Dream Homes, AYAPAKKAM ROAD,CHELLIAMMAN KOIL,ATHIPATTU,Athipattu, Chennai, 600058 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN07/04718/2021 and Building Permit No:BA/WDCN07/01837/2022 dated: 25/06/2021. The building 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 CC/WDCN07/00784/2024 Dated:25/06/2024

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabilty aspect of the building. As far as the structural stabilty, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by T Karunakaran
Date: 27-Jun-2024 (17:19:37)
Zonal Officer-Ambattur
Greater Chennai Corporation

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FORM-4A ARCHITECT'S CERTIFICATE

To,

Date: 27/03/2025

Mrs.P.SHEEBA,
No.11/27, Perumal koil street,
Rajankuppam, Ayanambakkam,
Chennai-600 095.

SUBJECT: Certificate of completion of construction work of building 1 block of the project **(TNRERA Registration number TN/29/Building/0410/2022)** Situated on the land bearing S.NO:443/4B,443/5, T.S.NO: 3/49P,3/59P,3/50 & 3/60, Ward-G,BLOCK No: 10, Demarcated by its Boundries Latitude 13.08.71.83N Longitude 80.14.66.31E to the north Plot No : 17, to the south 24 Ft Road, to the East Vaccant Land, to the west 24 Ft Road, of Division 86, Athipet village, Ambattur Taluk, Chennai District, PIN – 600 053. Measuring 520.89 SQ Mts., area being developed by **P.SHEEBA.**

Sir,

I Kavitha have undertaken the assignment as architect/engineer for certifying completion of construction work of "KAAVIYA GARDEN DREAM HOMES SUN BLOCK" of the building situated at S.NO:443/4B,443/5, T.S.NO: 3/49P,3/59P,3/50 & 3/60, BLOCK No: 10, Ward-G,BLOCK No: 10, of Division 86, Athipet village, Ambattur Taluk, Chennai District, PIN – 600 053. Measuring 520.89 SQ Mts., area being developed by **P.SHEEBA.**

2. Following technical professionals are appointed by owner/promoter

(i) Thiru. Kavitha as Architect/engineer
(ii) Thiru. Arunkumar as Structural consultant
(iii) Thiru. _____ as MEP Consultant
(iv) Thiru. Balakrishnan as costruction engineer
(v)

3. Bases on the detailed inspection of the building and structural safety certificate issued by the structural engineer and to the best of my knowledge I herby certify that KAAVIYA GARDEN DREAM HOMES SUN BLOCK of the Building has been complited in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The **" KAAVIYA GARDEN DREAM HOMES SUN BLOCK "** of the building is granted completion certificate bearing number **CC/WDCN07/00784/2024** Date **25/06/2024** By Greater Chennai Corporation.

Yours Faithfully,

P. Kh

KAVITHA.P
GCC REG No. RAA00032020
No. 86/4, Lakshmi Apartment,
Warren Road, Abhiramapuram,
Chennai - 600 004.
Cell: 9962906955

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

27/03/2025

I/We I.R.ARUNKUMAAR have undertaken assignment as Structural Engineer for the detailed design and construction of the building comprising of Stilt part/G.F part + 2 floors +3rd floor part office cum Residential Building situated in the land bearing Survey Number/s 443/4B, 443/5 /Door No 18, 19 & 20 Kaaviya Garden Dream Homes Sun Block of Atthipattu Village.

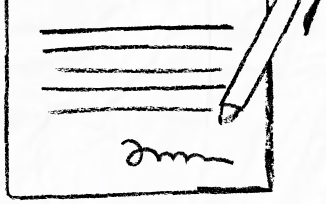
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Er.I.R.ARUNKUMAAR, M.E., (Structural), M.I.E.,
Consulting Structural Engineer,
Chartered Civil Engineer (M-165213-8)
CMDA Regn. No. SE/GR-I/2024/03/013,
Greater Chennai Corporation, Regn, No.RSE100482019,
No:10, 9th St, 2nd Sector, K.K. Nagar, Chennai - 78

Yours faithfully,

Signature, Name and seal
of the Registered Structural Engineer



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

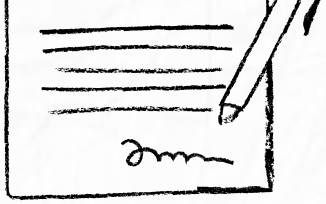
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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

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