



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	:	CHAITANYA FOUNDATIONS PVT. LTD.
Project Name	:	BILVA TREE
Project Registration No	:	TN/29/Building/0420/2022 Dated 14.10.2022
Quarter Ending	:	(DECEMBER) Year 2024

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)	Flat No. 2A & 3A Flat No. 2B & 3B	661.84 Sq.M.
2.	Parking Lots	4 carparks/flat	8 carparks
3.	UDS Registered in Sq.m.	168.48 Sq.M. 168.75 Sq.M.	337.23 Sq.M.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Only one Block	1. Flat 4A,4B,1A, 2A/3A,1B handed over to client. 4A already occupied the flat.
2	Status of common Amenities for each Block/Tower, Item wise		1. TNEB connection, Metro water and drainage connections obtained. 2. Terrace, all lobbies and stilt covered car park portions handed over. 3. Terrace Furniture kept in position. 4. VRV AC works testing and commissioning fully completed. 5. Landscaping works for terrace completed, at ground level all the 4 sides preliminary works and planting completed. 6. Security room works completed. CCTV, VDP, intercom works completed.

			7. Column Rubberised crash guard and speed brakers fixing fully completed.
--	--	--	--

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	727 Lakhs

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0094/2024, dated 24.06.2024.
2. Compliance Report, if any (Kindly Specify) -----NA----- (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”







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
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0094/2024

Dated: 24.06.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 6 Dwelling Units (as per the approval 8 dwelling units) availing Premium FSI at Old Door No.12, New Door No.6, Venus Colony 1st Street, Alwarpet, Chennai – 600 028 comprised in R.S.No.1551/7, Block No.30 of Mylapore 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 No. PP/NHRB/174/2022, Permit No.14851 in letter No. PP/NHRB/S(B1)/0162/2022 Dated 18.06.2022.
 3. TNRERA letter No. TNRERA/13838/2022 dated 14.10.2022 with Registration No. TN/29/Building/0420/2022 dated 14.10.2022.
 4. Completion Certificate Application received from M/s. Chaitanya Foundations Private Limited, GPA vide No. CMDA/CC/NHRB/S/0094/2024 dated 05.03.2024.
 5. This office DC Advice letter even No. dated 31.05.2024.
 6. Applicant letter dated 13.06.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0025783 dated 12.06.2024.

This is to certify that M/s. Chaitanya Foundations Private Limited, represented by its Director Thiru.V.Manu Reddy, GPA for Thiru.Venkatesh Prasad has completed the construction of Stilt Floor + 4 Floors Residential Building with 6 Dwelling Units (as per the approval 8 dwelling units) availing Premium FSI at Old Door No.12, New Door No.6, Venus Colony 1st Street, Alwarpet, Chennai – 600 028 comprised in R.S.No.1551/7, Block No.30 of Mylapore Village, within the limits 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/221/2024 dated 24.06.2024.

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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. M/s. Chaitanya Foundations Private Limited,
GPA for Thiru.Venkatesh Prasad
Door No. 39, 1st Main Road,
Karpagam Gardens, Adyar,
Chennai – 600 020.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008. (TNRERA letter No.
TNRERA/13838/2022 dated 14.10.2022
with Registration No.
TN/29/Building/0420/2022 dated
14.10.2022)
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 computer generated online Cash Receipt No. CMDA/PP/Ch/7487/2022 dated 07.06.2022 for the Security Deposit in original 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 applicants are to be furnished.



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