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Project - Quarterly Progress Report

Promoter's Name	:	T G VELUMANI & T G SEKAR
Project Name	:	STILT+3 FLOORS COMPRISING 12 DWELLING UNITS
Project Registration No	:	TN/29/BUILDING/0047/2022 DATED 02-02-2022
Quarter Ending	:	(March 2023) Year 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)	**NIL**	**NIL**
2.	Parking Lots	**NIL**	**NIL**
3.	UDS Registered in Sq.m.	**NIL**	**NIL**

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	SINGLE BLOCK	100%
2.	Status of common Amenities for each Block/Tower, Item wise	SINGLE BLOCK	100%

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs) AROUND RS.350 LAKHS	**100%**

C. Details of Clearances

1. Completion Certificate No. C.C.No. EC/South-/ 379 /2022 dated 29.11.2022 by CMDA (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify): NA (in PDF Format)
3. Annual Audit Report of Special Account in Form 7: NA (in PDF Format)

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

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

P. Mariappan B.E., M.Tech., M.I.E., FIV, M.Sc (REV)

CONSULTING CIVIL & STRUCTURAL ENGINEER

Chartered Engineer | Registered Engineer | Grade I - CMDA | Corporation DTCP | Collectorate Panel Engineer for Structural Stability for Chennai Kanchipuram, Thiruvallur, Chengalpattu District

59

FORM-4 ARCHITECT'S CERTIFICATE

Date:30-11-2022

To

T G VELUMANI & T G SEKAR
PLOT NO.113, RIVER VIEW RESIDENCY FIRST STREET
RIVER VIEW RESIDENCY, IAS / IPS COLONY
KARAPAKKAM, CHENNAI - 600097

Subject: Certificate of Completion of Construction Work of Residential Building Comprising of 12 dwelling units of the Project (TNRERA Registration Number **TN/29/BUILDING/0047/2022 DATED 02-02-2022** [FILE NO. TNRERA/8357/2021]situated at Plot No.113, Riverview Residency First Street, IAS/IPS Colony, Karapakkam, Chennai-600097 in S.No.435/3B2A2, 435/3B1B, 435/3A2A1B & 435/17B of Pallikaranai Village, Chennai demarcated by its boundaries (Latitude and Longitude of the end points) Latitude 12 55' 05 0" N, Longitude 80 13' 34 0" E North to the South 80ft, East to the West 60 ft of Pallikaranai Village, Sholinganallur Taluk, Chennai District, PIN 600097 measuring 444 sq.mts are being developed by (Promoter's Name) **Mr. T G VELUMANI & T G SEKAR**

Sir,

1. I, **Mr. P MARIAPPAN, Registered Engineer, CMDA GRADE-I** have under taken assignment as Architect/Engineer of Certifying Completion of Construction Work of **Residential Building Comprising of 12 dwelling units** situated on the Plot No./Survey No./Door No. 113, Riverview Residency First Street, IAS/IPS Colony, Karapakkam, of Division 198, Pallikaranai Village, Sholinganallur Taluk, Chennai District. PIN 600097 measuring 444 sq.mts are being developed by (Promoter's Name) **Mr. T G VELUMANI & T G SEKAR**

2. Following technical professionals were appointed by Owner/Promoter: (as applicable)
   (i) **Thiru P MARIAPPAN**, Regn No: RE/GR-1/19/03/057 as Architect / Engineer
   (ii) **Thiru D KABILAN**, Regn No: SE/GR-II/19/04/047 as Structural Consultant
   (iii) **Thiru M SHANMUGAM**, Regn No. CE/2020/03/778 as Construction Engineer

3. Based on Completion Certificate received from Structural Engineer and Construction Engineer / Site Supervisor and to the best of my/our knowledge, I/We hereby Certify that Residential Building comprising of 12 dwelling units has been completed in all aspects. The Residential building comprising of 12 dwelling units is granted Completion Certificate bearing number C.C.No.EC/South-/ 379 /2022 dated 29.11.2022 by CMDA (Competent Authority)

YoursFaithfully,

P. MARIAPPAN

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
CMDA Grade-I (RE / GR-I / 19/3/057)
GCC-Grade-I (RE 100182019)
Ph: 26745655, Cell:9841296750.

#19/1, United India Nagar,1st Main Road,
Ayanavaram, Chennai - 600 023.
Tel 044 - 2674 5655, 984129 6750 / 8754443798
Email : mrassociates.engineers@gmail.com
ermariappan67@gmail.com
www.mrassociates.co

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

Letter No. CMDA/CC/NHRB/S/0394/2022 **Dated:29.11.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors (12.0m height) Residential Building with 12 Dwelling Units availing Premium FSI at Plot No.113 in approved Layout P.P.D/L.O No.81B/2002 Riverview Residency First Street, IAS /IPS Colony, Karapakkam, Chennai-600 097 comprised in S.No.435/3B2A2, 435/3B1B, 435/3A2A1B & 435/17B of Pallikaranai 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's Planning Permission No.PP/NHRB/13/2021 dated 18.01.2021 in Planning Permit No.13921 in letter No.PP/NHRB/S(B1)/0673/2020 dated 18.01.2021.

3. Completion Certificate Application received from 1.Thiru.T.G.Velumani & 2.Thiru.T.G.Sekar on 19.10.2022.

4. This office D.C.Letter even No. dated 18.11.2022.

5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022464 dated 21.11.2022.

*****

This is to certify that 1.Thiru.T.G.Velumani & 2.Thiru.T.G.Sekar have Completed the Construction of Stilt Floor + 3 Floors (12.0m height) Residential Building with 12 Dwelling Units availing Premium FSI at Plot No.113 in approved Layout P.P.D/L.O No.81B/2002 Riverview Residency First Street, IAS /IPS Colony, Karapakkam, Chennai-600 097 comprised in S.No.435/3B2A2, 435/3B1B, 435/3A2A1B & 435/17B of Pallikaranai Village within the Limits 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 379 /2022 dated 29.11.2022.**

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,

30/11/2022

for MEMBER-SECRETARY

30/11/22

Copy to:

1. 1.Thiru.T.G.Velumani &
   2.Thiru.T.G.Sekar,
   Door No.3/12, Meigai Vinayagar Koil Street,
   Vadapalani,
   Chennai – 600 026.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA Project No.TN/29/Building /0047/2022 dt.02.02.2022 in file No.TNRERA/8357/2021)

3. The Deputy Financial Analyst
   Finance Division, CMDA. (For Refund of Security Deposit for Building, Display Board and Septic Tank/STP)

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage).

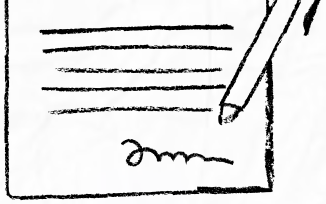
Note:

(i) The Original Cash Receipt for the Security Deposit shall be 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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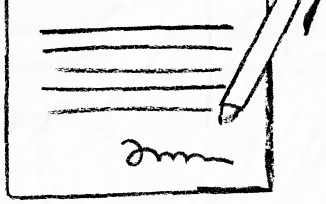
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Forms & Templates, Document Generator, Document Translation, Dictionary

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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