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Project - Quarterly Progress Report

Promoter's Name	:	**RAJUS FLAT PROMOTERS PVT LTD**
Project Name	:	**RAJUS NAKSHATHRA**
Project Registration No	:	**TN/29/BUILDING/0479/2022, DATED 21.11.2022**
Quarter Ending	:	**MARCH 2024**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	Six Units Booked F2 - 737 Sq.ft S1 - 929 Sq.ft S2 - 737 Sq.ft S3 - 909 Sq.ft S4 - 754 Sq.ft T1 - 929 Sq.ft	4995 Sqft
2.	Parking Lots	Three Lots Booked	Three Lots
3.	UDS Registered in Sq.ft	Six Units Registered F2 - 327 Sq.ft S1 - 402 Sq.ft S2 - 327 Sq.ft S3 - 395 Sq.ft S4 - 334 Sq.ft T1 - 402 Sq.ft	2187 Sqft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	**Foundation, Basement Work.**	**Completed**
		1st, 2nd & 3rd Floor Roof Work.	**Completed**
		1st, 2nd & 3rd Floor Brick Work.	**Completed**
		1st, 2nd & 3rd Floor Plastering Work.	**Completed**
		1st, 2nd & 3rd Floor 1st Coat Putty Work.	**Completed**

2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Not Yet Commenced

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100 %**
	ii) Financial (Anticipated Project Cost is Rs. 274 Lakhs)	**243.05 Lakhs**

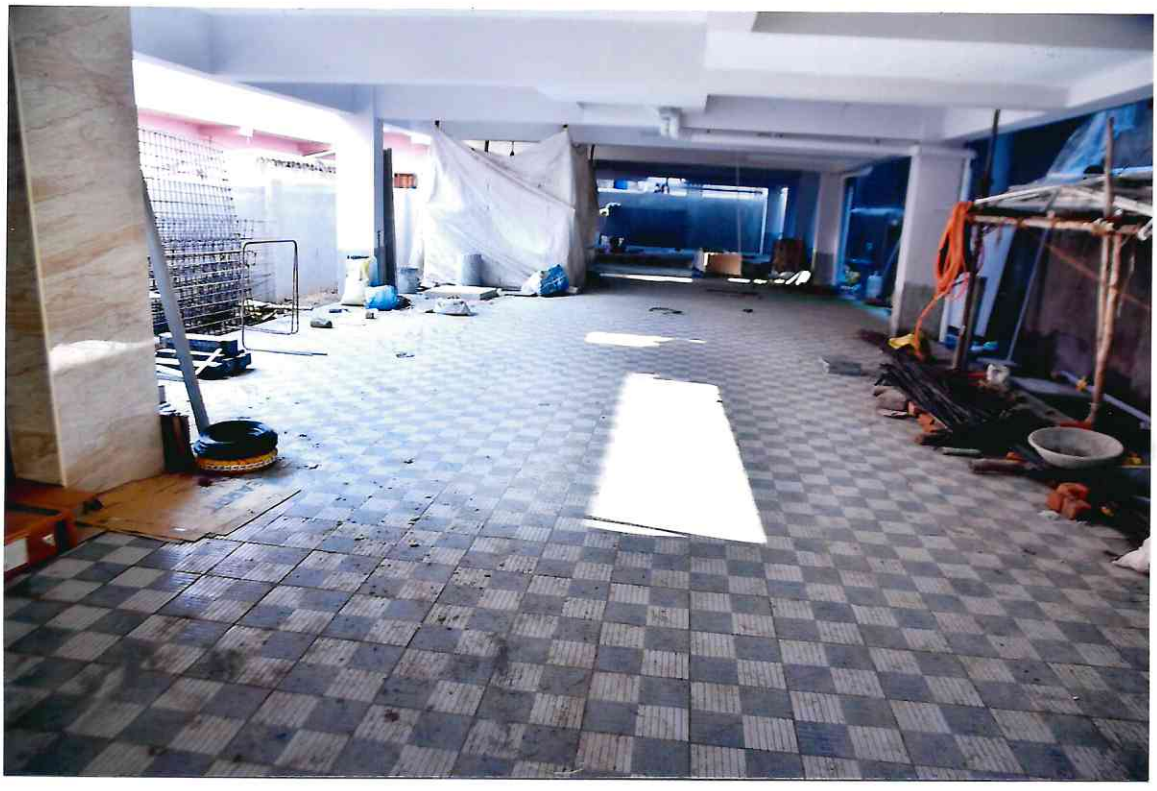
C. Details of Clearances

1. Completion Certificate No. ---------- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

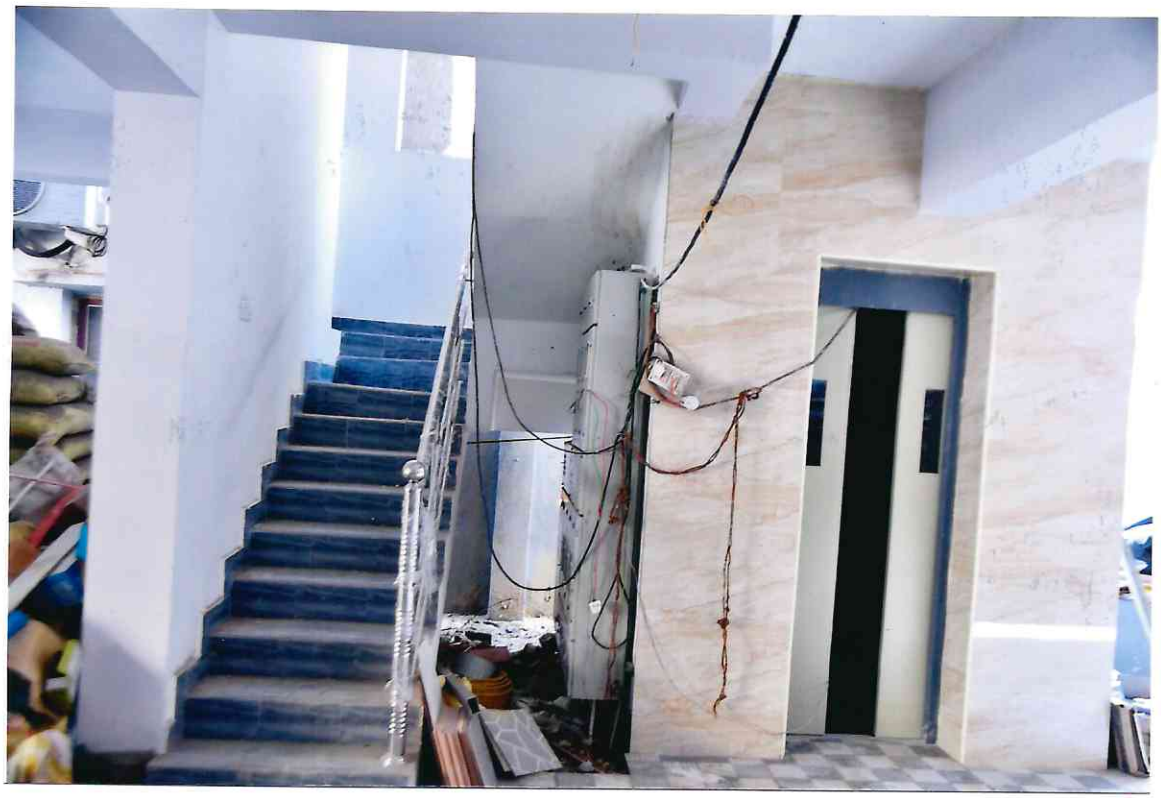
D. Latest Photo with Date (Atleast from 2 angles) ---------- (in PDF Format)

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

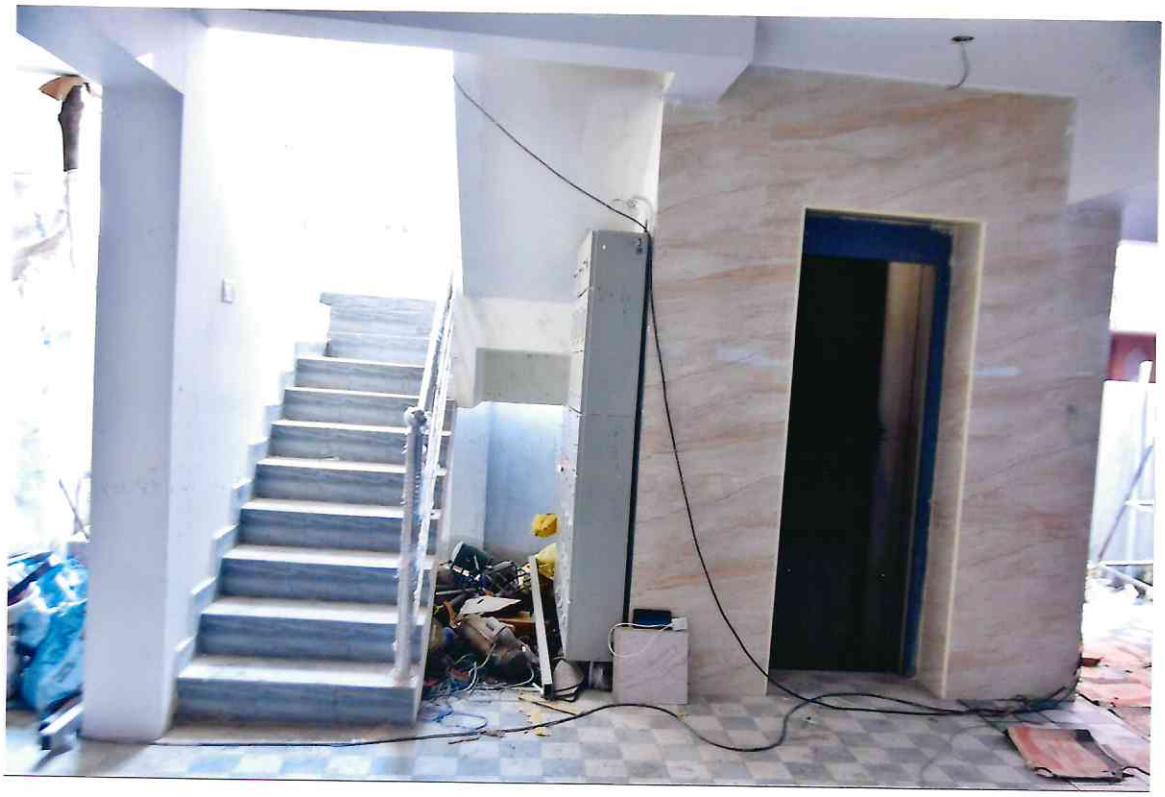




STILT FLOOR



Litt & Staircase



Litt & Staircase.

F-1



Flat no. F-1

F-2



Flat no - F-2

S-1

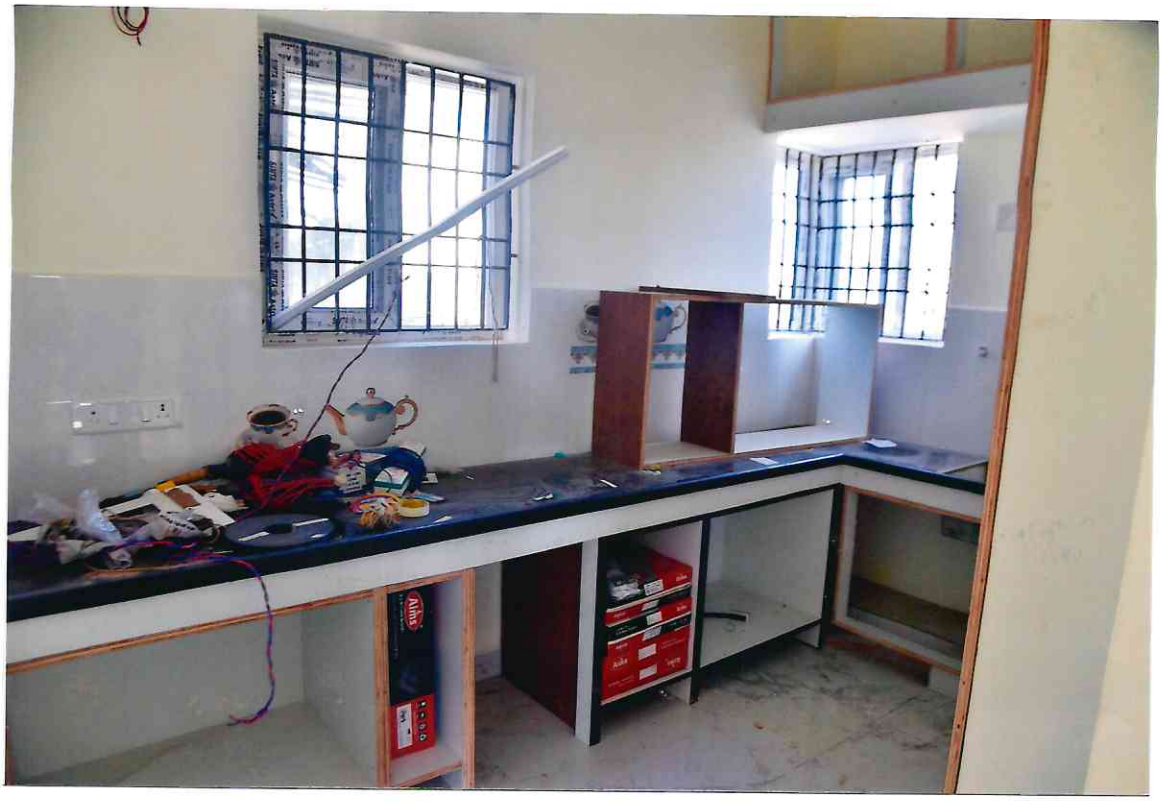


Flat NO - S-1

S-2



Flat NO. S-2



T-1

Flat no - T-1



T-2

Flat no - T-2

F-3



Flat No - F-3

F-4



Flat No - F-4

S-3



Flat no - S-3

S-4



Flat no - S-4

T-3



Flat no - T-3

T-4



Flat no - T-4



Tense

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

Zonal Office -Anna nagar

Completion Certificate

From	To	
The Zonal Officer, Greater Chennai Corporation, No.36 G, Pulla Avenue, Shenoy Nagar, Chennai - 600040	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN08/00241/2024 Dated: 30/01/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Anna nagar Completed the Construction of Residential/Commercial Building at Door No:NEW NO:32, OLD NO:72,Block No:16,Plot No:B, Survey No:T.S.No:78, Parasurama Easwaran Koil North Mada Veedhi,Ayanavaram,Ayanavaram,Ayanavaram, Chennai, 600023 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN08/08708/2022 and BA/WDCN08/06284/2022 dated : 30/08/2022

2.Completion Certificate Application online registration :CC/WDCN08/00127/2024 dated :30/01/2024

3.This office letter vide No:CC/WDCN08/00127/2024 dated 30/01/2024

4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N08/2023-24/21336

(1) This is to certify that Thiru. Ms.RAJUS FLAT PROMOTERS PVT LTD REP BY ITS DIRECTOR Mrs.P.PRAMEELA GPA FOR Mr.R.KANNIVEL AND 3 OTHERS has completed the construction of Residential / Commercial building at Door No:NEW NO:32, OLD NO:72,Block No:16,Plot No:B, Survey No:T.S.No:78, Parasurama Easwaran Koil North Mada Veedhi,Ayanavaram,Ayanavaram,Ayanavaram, Chennai, 600023 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN08/08708/2022 and Building Permit No:BA/WDCN08/06284/2022 dated: 30/08/2022. 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/WDCN08/00241/2024 Dated:15/02/2024

(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 Faritha Banu D
Date: 16-Feb-2024 (14:25:01)
Zonal Officer-Anna nagar
Greater Chennai Corporation

Email : visthaarchitects@gmail.com

VISTHA
ARCHITECTS & INTERIOR DESIGNERS
GST NO:33AAVPS9430M2ZT, PAN NO.AAVPS9430M

No.31/20,Lakshmi Ammal Street, Ayyavoo colony,
Aminjikarai, Chennai – 29. ☎ 9840358966,9789069969

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 04.03.2024

To

RAJUS FLAT PROMOTERS PVT LTD
Rajus Gem, New No: 2, Old,
No: 1, Navalar Nagar, Thirumangalam Road,
Anna Nagar, Chennai-600 040.

Subject: Certificate of Completion of Construction Work of **"RAJUS NAKSHATRA"** Building/ Block of the Building of the Project (TNRERA Reg Number: **TN/29/BUILDING/0479/2022, DATED 21.11.2022**) situated on the Old Door No: 72, New Door No: 32, situated at Parasurama Easwaran Koil North Mada Street (P.E.Koil North Mada Street), comprised in Old Pymash No: 1452, T.S.No: 78 in Block No: 16 of demarcated by its boundaries (latitude and longitude of the end points) 13.09885215795636 & 80.2271298119665 to the North 13.5.55.868 to the South 13.5.55.868 to the East 80.13.37.667 to the West 80.13.37.667 of Ayanvaram Village, previously Purusawalkkam-Perambur Taluk now in Ayanavaram Taluk, Chennai District Pin – 600023 measuring 402.90 sq.mts. area being developed by Rajus Flat Promoters Pvt Ltd.

Sir,

I D. SURESH have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **"RAJUS NAKASHATRA"** Building situated on the Old Door No: 72, New Door No: 32, situated at Parasurama Easwaran Koil North Mada Street (P.E.Koil North Mada Street), Ayanavaram, Chennai-600 023, comprised in Old Pymash No: 1452, T.S.No: 78 in Block No: 16 of Ayanvaram Village, previously Purusawalkkam-Pèrambur Taluk now in Ayanavaram Taluk, Chennai District Pin – 600023 measuring 402.90 sq.mts. area being developed by Rajus Flat Promoters Pvt Ltd

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s/Thiru/Tmt. D. SURESH as Architect/Engineer

(ii) M/s/Thiru/Tmt. T. RAMAKRISHNAN as Structural Consultant

Email : visthaarchitects@gmail.com

VISTHA
ARCHITECTS & INTERIOR DESIGNERS
GST NO:33AAVPS9430M2ZT, PAN NO.AAVPS9430M

No.31/20,Lakshmi Ammal Street, Ayyavoo colony,
Aminjikarai, Chennai – 29. ☎ 9840358966,9789069969

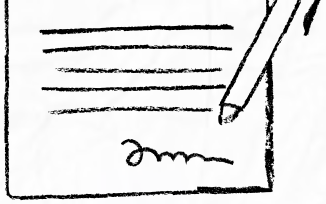
(iii) M/s/Thiru/Tmt. C. HARIKRISHNAN as Site Supervisor/Clerk of Works

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 **"RAJUS NAKSHATRA"** Building has been completed in all aspects. The **"RAJUS NAKSHATRA"** Building is granted Completion Certificate bearing number **CC/WDCN08/00241/2024** dated **30.01.2024** by **THE ZONAL OFFICER, ANNA NAGAR, GREATER CHENNAI CORPORATION** (Competent Authority).

Yours Faithfully,

Signature & Name **(D. SURESH KUMAR)** of L.S/Architect with **(License No. CA/93/16705)**

D SURESH KUMAR, B.E.(A),M.I.E.(I)
Regd. Architect(CA/93/16705),
Interior Designer & Regd. Valuer
CMDA Regn. No:RA/Gr.I/19/03/084
Greater Chennai Corp. Reg No:RA/Gr.I/102/09
A.P.I.A-5432/A,I.I.D-AM-1064/I.I.V-F/24501
Income Tax Regd Valuer-S.No.964
No:31/20, Lakshmi Ammal Street,
Ayyavoo Naidu Colony, Aminjikarai, Chennai-29
Ph.23632917/9840358966



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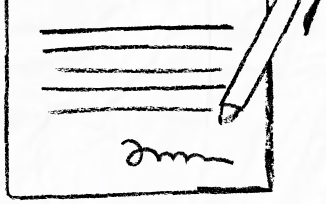
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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