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Project - Quarterly Progress Report no 7 Closing

Promoter's Name	:	**R VENKATARAMANAN**
Project Name	:	**TRADEX HOUSE**
Project Registration No	:	**TNRERA/29/BLDG/488/2022 dt.28/11/22**
Quarter Ending	:	**Final**

A. Sales

Sl. No.	Description	Cumulative No. of Units sold up to the Quarter	Total Area Sold
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	NIL	Sold NIL
2.	Parking Lots	11	Sold NIL
3.	UDS Registered in Sq.m.	NIL	Sold NIL

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	SINGLE BLOCK	CC obtained Fully completed
2.	Status of common Amenities for each Block/Tower, Item wise	Lift, Generator, Solar Panel, Pumps,CCTV,Call stn	Provided

Sl.No.	Description	Percentage
1.	Percentage of Completion	**100%**
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**Rs. 457 lakhs**

C. Details of Clearances

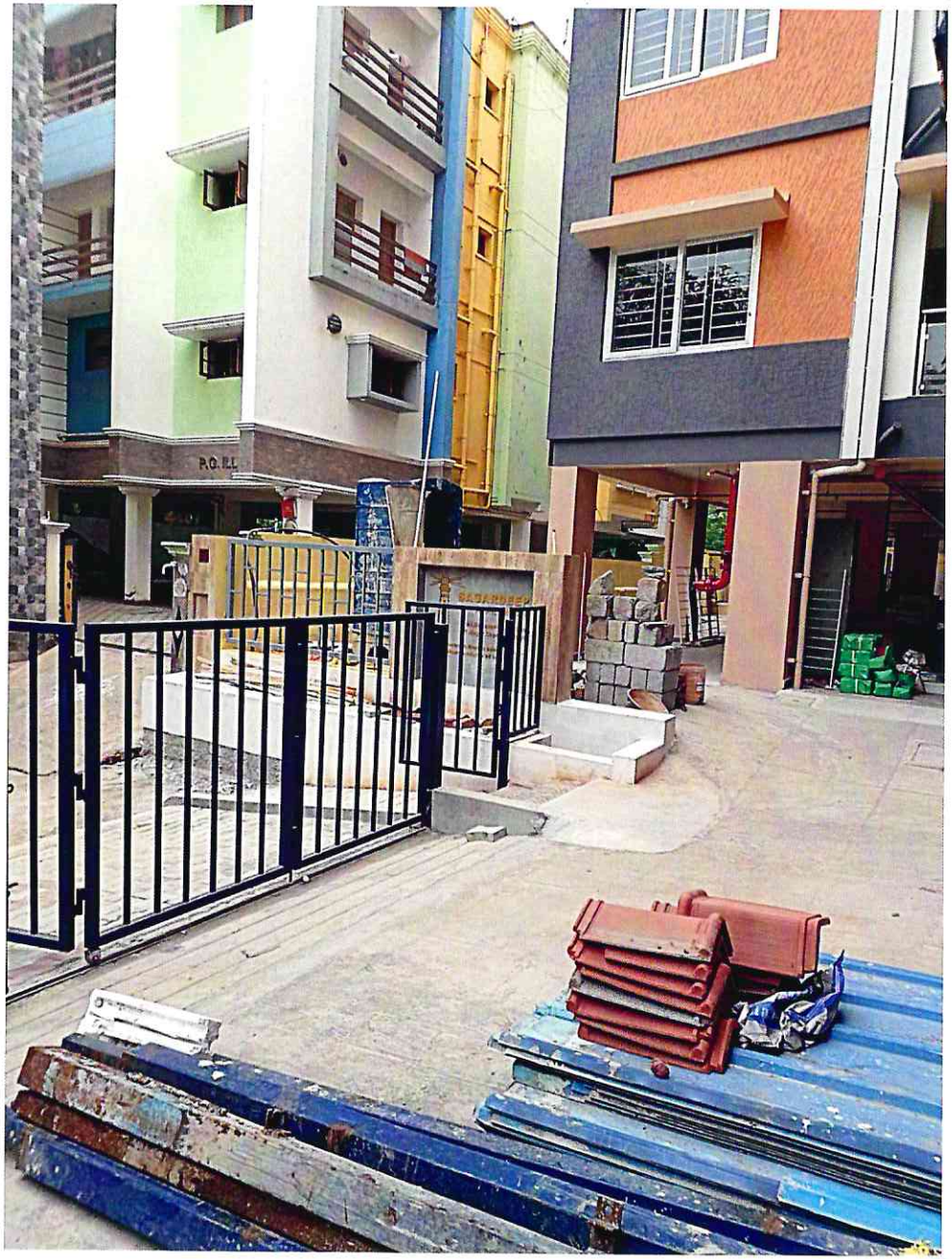
1. Completion Certificate **No. CMDA/CC/NHRB/C/086/2024 dt.21/05/24**
2. Compliance Report, if any (Kindly Specify) ----NA-------
3. Annual Audit Report of Special Account in Form 7 as on 24/5/2024

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

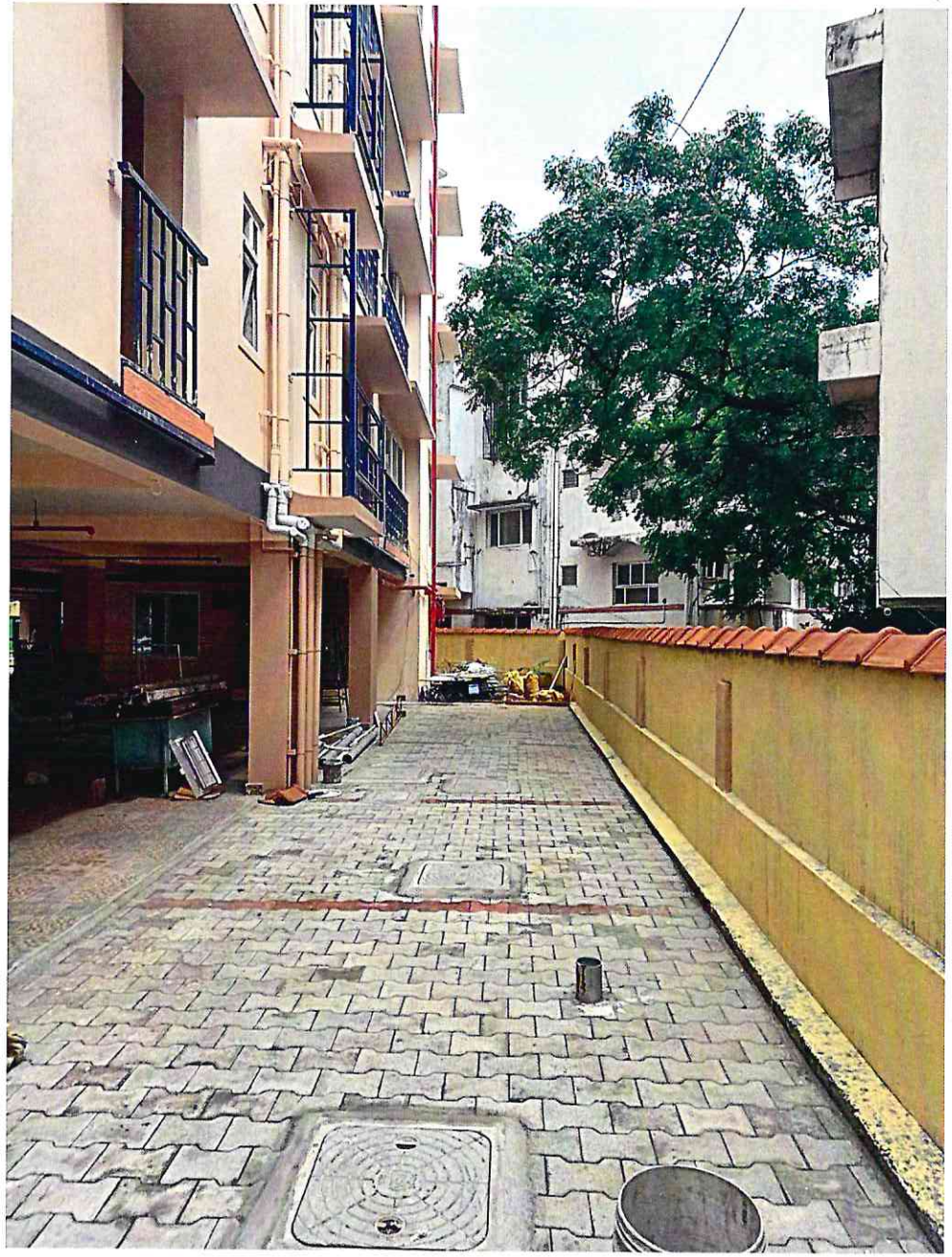
Note: Mail the above particulars to "reg.tnrera@tn.gov.in".

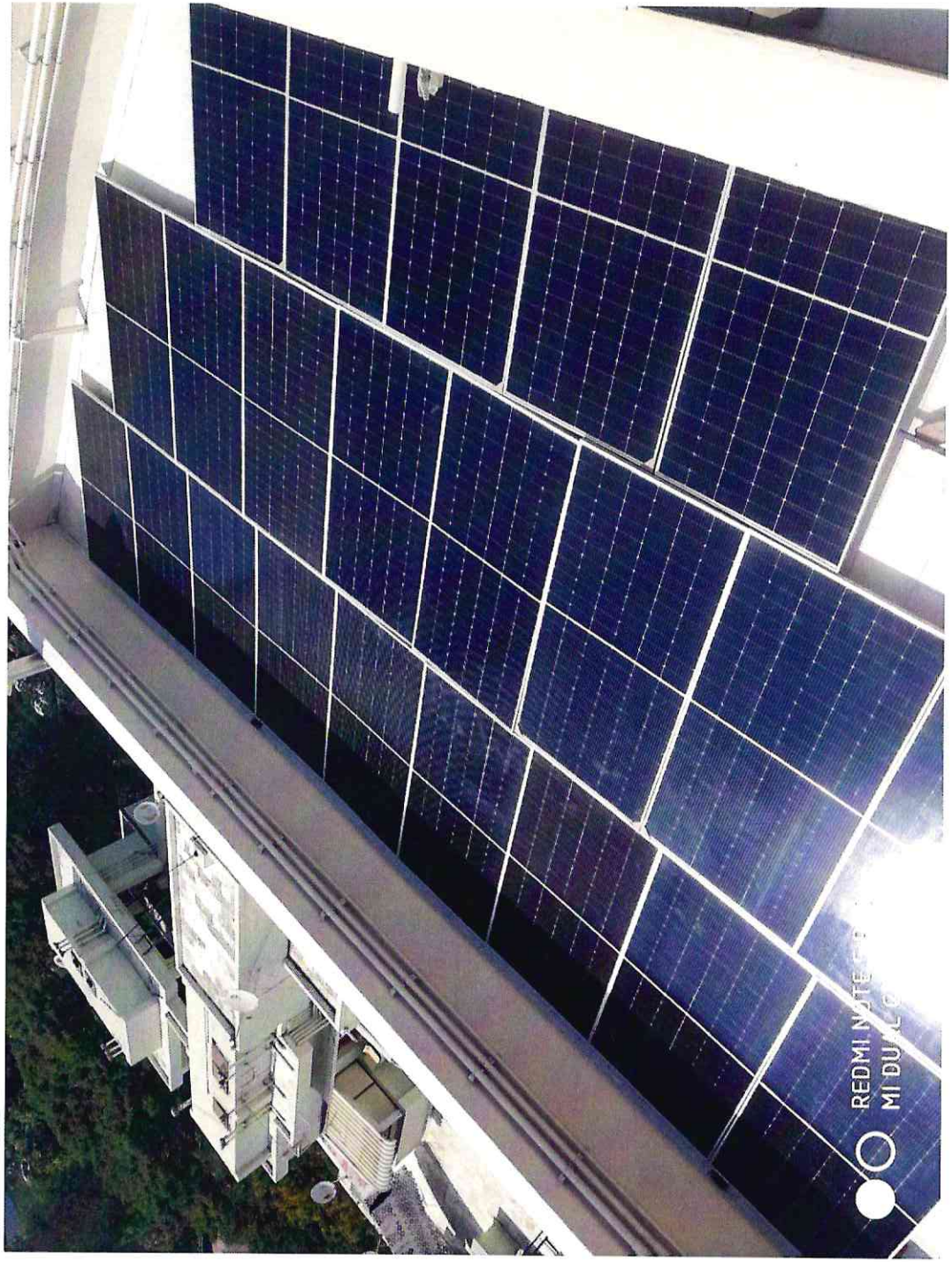
31/5/24

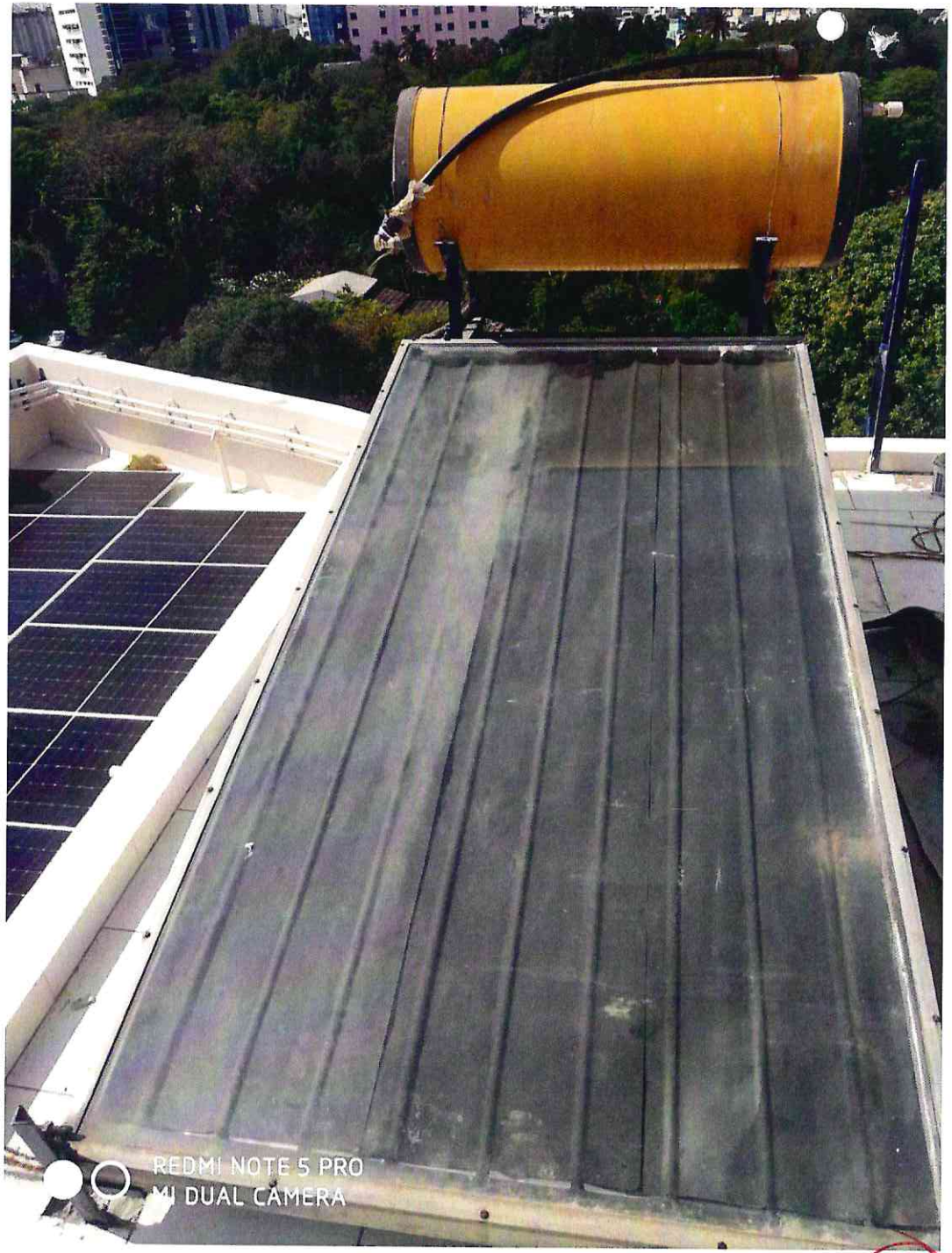



P.O. R.L.








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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

கலைஞர் 100
1924 - 2023

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002 2) The Managing Director, CMWSSB No.1, Pumping Station Road, Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/NHRB/C/086/2024 **Dated: 21.05.2024**

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.120, Old Door No.13, New Door No.24, Bhagavantham Street, T.Nagar, Chennai – comprised in Old S.No.6398/1 part, T.S.No.9293, Block No.139 of T.Nagar 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 issued Planning Permission in No. P.P.No. PP/NHRB/206/2022, dated 05.07.2022 in Letter No. PP/NHRB/C/150/2022 dated 05.07.2022 in Planning Permit No. 14883, valid up to 04.07.2030.
3. TNRERA Registration for project in Reg. No.TN/29/Building/488/2022, dated 28.11.2022 in file No.TNRERA/16037/2022, dated 28.11.2022.
4. Completion Certificate application received from Thiru.R.Venkataramanan, through online No. CMDA/CC/NHRB/C/086/2024, dated 01.03.2024.
5. This office D.C. advice letter even No. dated 12.04.2024 addressed to the Thiru.R.Venkataramanan.
6. The applicant letter dated 16.04.2024 received in this office dated 24.04.2024, enclosing the remittance of the Additional DC and I&A charges vide Receipt No. B0025493, dated 26.04.2024, along with particulars.

****

This is to certify that **Thiru.R.Venkataramanan** has Completed construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.120, Old Door No.13, New Door No.24, Bhagavantham Street, T.Nagar, Chennai – comprised in Old S.No.6398/1 part, T.S.No.9293, Block No.139 of T.Nagar Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

//p.t.o//

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II/ 169/2024, dated: 21-05-2024.**

3. This Completion Certificate is issued 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. However, 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,

M. Nimalador
22/05/2024

for Member-Secretary

22/05/2024

Copy to:

1. **Thiru.R.Venkataramanan**
   No.24, Bhagavantham Street,
   T.Nagar,
   Chennai – 600017.
2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.

   TNRERA Registration for project in Reg. No.TN/29/Building/488/2022, dated 28.11.2022 in file No.TNRERA/16037/2022, dated 28.11.2022.
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in **Receipt No. B0021659, dated 28.06.2022).**
4. The System Analyst, Computer Cell, CMDA, (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.

(9)

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date:24.05.2024

To
Mr.Venkataraman,
No.24,Bagawantham street,
Opp Thirupathi devasthanam,
T.nagar,Chennai - 600017

Subject: Certificate of Completion of Construction Work of Residential Building/ Stilt+5 Block of the Building of the Project (TNRERA Registration Number TN/29/Building/488/2022 situated on the Door No.24 demarcated by its boundaries (latitude and longitude of the end points)----------to the North to the South_____to the East 126 to the west of the division T nagar Village Mambalam Taluk Chennai district PIN 600017 measuring 537 sq.mts as per patta & 562.8 sq.mts as per documents area being developed my Venkataraman

We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building/Block/Tower Stilt+5 of the Building situated Door no.24 of Division 126 T nagar village Mambalam Taluk Chennai District PIN 600017 measuring 537 sq.mts as per patta & 562.8 sq.mts area being developed by venkataraman

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

(i) M/s/Thiru/Tmt. R.Gopinath as Architect/Engineer

(ii) M/s/Thiru/Tmt. S.Ravindren as Structural Consultant

(iii) M/s/Thiru/Tmt. NA as MEP Consultant

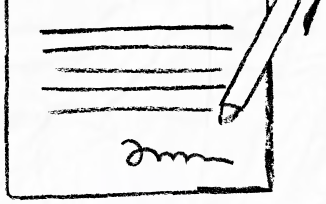
(iv) M/s/Thiru/Tmt. M.Vinishaa as Site Supervisor/Clerk of Works

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 Residential Building/Block of the Building has been completed in all aspects. The Residential Building/Stilt+5 Block of the Building is granted Completion Certificate bearing number CC.No.EC/Central-II/169/2024 dated 21/05/2024 by CMDA (Competent Authority).

Yours Faithfully,

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

R. GOPINATH, (B.E., Civil Engg)
Registered Engineer Grade - I (RE)
Reg. No: RE / GR - I / 19 / 94 / [illegible]
No: 19, Maniammal Street,
Nanmangalam, Chennai - 600 117.
Mobile No: 9500088980



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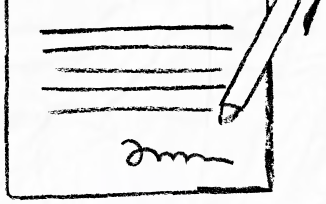
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Forms & Templates, Document Generator, Document Translation, Dictionary

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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