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# Project - Quarterly Progress Report

| | | |
|---|---|---|
| **Promoter's Name** | : | **Thiru.S. Rajkumar, RAJPARIS CIVIL CONSTRUCTIONS LTD** |
| **Project Name** | : | **Rajparis Gateway** |
| **Project Registration No** | : | **TN/11/Building/0050/2022 dated 07/02/2022** |
| **Quarter Ending** | : | **01.10.2020 to 30.06.2023** |

**A. Sales**

| Sl. No. | Description | Cumulative No. of Units up to the Quarter | Total Area Sqm |
|---|---|---|---|
| 1. | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | 37 | 3623.12 |
| 2. | Parking Lots | 37 | |
| 3. | UDS Registered in Sq.m. | 3 | 135.54 |

**B. Construction**

| Sl. No. | Description | Block/ Tower No. | Status |
|---|---|---|---|
| 1. | Stage of construction of each Block/Tower, Floor wise | Stilt + 5 floors<br>55 Dwelling Units | • Foundation - Completed<br>• Structure – Completed<br>• 1st,2nd,3rd,4th,5th floors block work – 100% Completed<br>• 1st,2nd,3rd,4th,5th floors internal plastering – 100% Completed<br>• 1st,2nd,3rd,4th,5th floors external plastering – 100% Completed<br>• 1st,2nd,3rd,4th,5th floors internal plumbing – 100% Completed<br>• 1st,2nd,3rd,4th,5th floors internal electrical – 100% Completed<br>• 1st,2nd,3rd,4th,5th floors door frame fixing – 100% Completed<br>• Parapet wall block work – 100% Completed<br>• Parapet wall internal plastering – 100% Completed<br>• Weathering course – 100% Completed<br>• Tiles – 100% completed |
| 2. | Status of common Amenities for each Block/Tower, Item wise | Ecodeck | 1. Block work – 100% Completed<br>2. Plastering - 100% Completed |

| | | | |
|---|---|---|---|
| 3. | Status of common Amenities for each Block/Tower, Item wise | Gym | 1. Interior works – 100% Completed |

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

**C. Details of Clearances**

1. Completion Certificate - Enclosed
2. Compliance Report, if any (Kindly Specify) Not applicable
3. Annual Audit Report of Special Account in Form 7 : Enclosed

**D. Latest Photo with Date (Atleast from 2 angles)** Enclosed

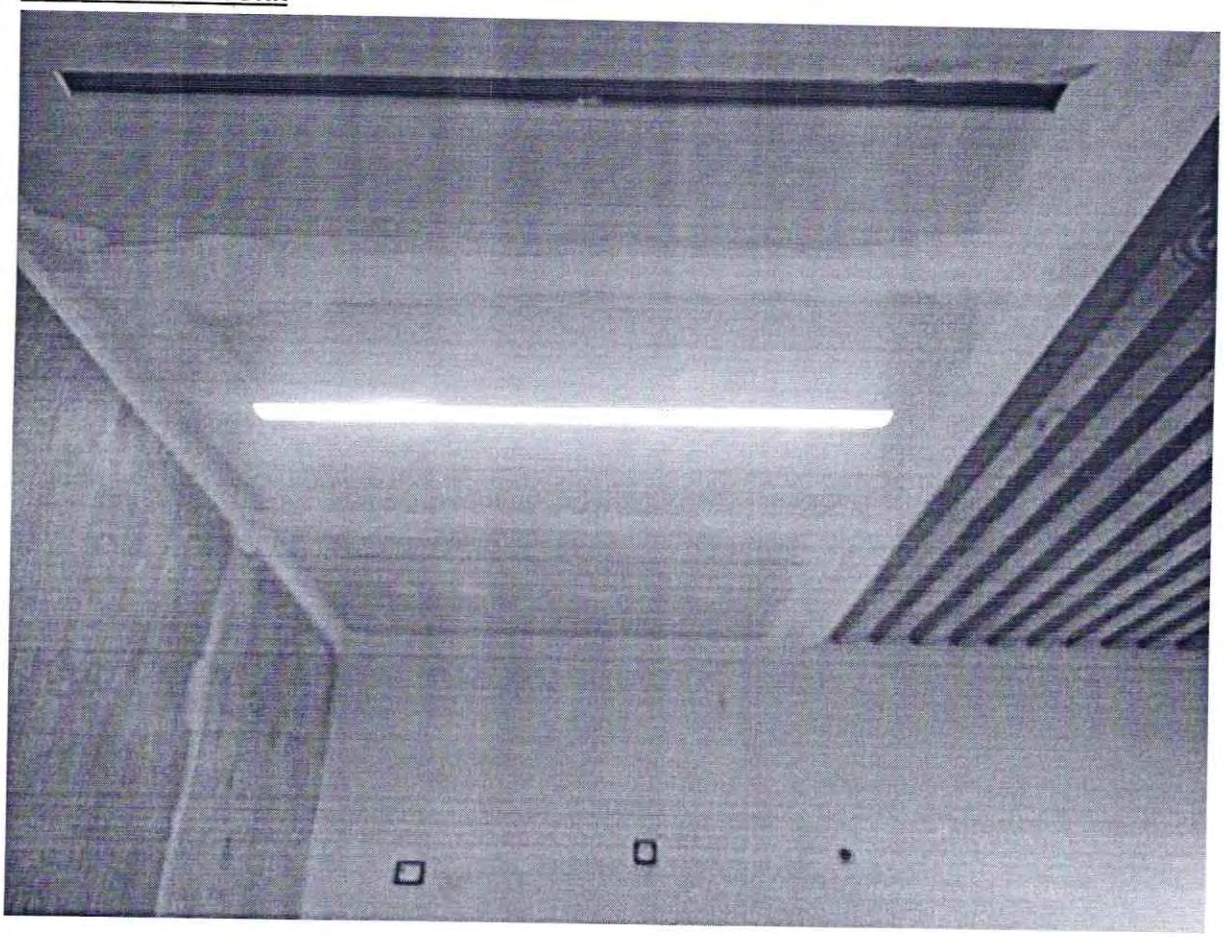
**ELEVATION VIEW 01**

**ELEVATION VIEW 02**

**COMPOUND WALL**

**ECODECK**

**GYM INTERIOR WORK**



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 Commissioner,
Tambaram Corporation,
Tambaram, Chennai-600 045.

**Letter No. CMDA/CC/NHRB/S/167/2022** **Dated: 11.08.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 55 dwelling units at Thiruvalluvar Street (Kalaivanar NSK Street) Pallavaram, Chennai in Old S.No.310/1, T.S.No.30/5, Block No.25, Ward B of Zamin Pallavaram Village within the limit of Tambaram Corporation – Completion Certificate– Issued – Reg.

Ref: 1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
2. CMDA Planning Permission No. B/NHRB/322 A to C/2021 in Planning Permit No.14430 in letter No. PP/NHRB/S(B1)/1187/2019 dated 26.10.2021.
3. Completion Certificate Application received from Thiru.S.Aswin, on 26.04.2022.
4. This office D.C. Letter even No dated 06.07.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021760, dt. 13.07.2022.

*****

This is to certify that Thiru.S.Aswin, has completed the construction of Stilt Floor + 5 Floors Residential Building with 55 dwelling units at Thiruvalluvar Street (Kalaivanar NSK Street) Pallavaram, Chennai in Old S.No.310/1, T.S.No.30/5, Block No.25, Ward B of Zamin Pallavaram Village within the limit of Tambaram Corporation vide CMDA Planning Permission issued 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 & TNCDBR 2019.

*Contd.*

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 255 /2022 dated 11.08.2022.**

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 is issued 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. 13th reference)

Yours faithfully,

11/08/2022

for MEMBER-SECRETARY

11/8/2022

**Copy to:**

1. Thiru.S.Aswin,
   No.560-562, 7th Floor –E,
   Century Plaza, Anna Salai,
   Chennai-600 018.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Registration No.TN/29/Building/0050/2022 in Letter No. TNRERA/8591/2021 dated 07.02.2022 valid upto December 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 Original Cash Receipt No. B0017065, dated 25.08.2020 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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**FORM-4**
**ARCHITECT'S CERTIFICATE**
(To be issued on completion of each of the Building / Block / Tower)

To

Date: 20.06.2023

Thiru. S. Rajkumar
M/s. Rajparis Civil Constructions Ltd.,
No : 560-562, 7E, 7th Floor, Century Plaza
Teynampet, Chennai – 600018.

Subject : Certificate of Completion of Construction work of **"RAJPARIS GATEWAY"** Building Project TNRERA Registration No. **TN / 11 / Building / 0050 / 2022**, dated : 07.02.2022, situated on the land bearing at **Thiruvalluvar Street (Kalaivanar NSK Street) Old S.No. 310/1, T.S. No. 30/5, Block No. 25,** demarcated by its boundaries (latitude and longitude of the end points) latitude - **12°-96'**, Longitude - **80°-16'** Ward No. 'B' of Zamin Pallavaram Village, Pallavaram Taluk, Chennai – 600043, measuring 2590.00 Sq.mts. area being developed by M/s. Rajparis Civil Constructions Ltd.

Sir,

We **M/s. Arkie Atelier Design India Private Limited** have undertaken assignment as Architect of certifying completion of Construction work of **Rajparis Gateway** Building project situated on the land baring on Thiruvalluvar Street (Kalaivanar NSK Street) Old S.No. 310/1, T.S. No. 30/5, Block No. 25, Ward No. 'B' of Zamin Pallavaram Village, Pallavaram Taluk, Chennai - 600043 measuring 2590.00 Sq.mts. area being developed by M/s. Rajparis Civil Constructions Ltd.

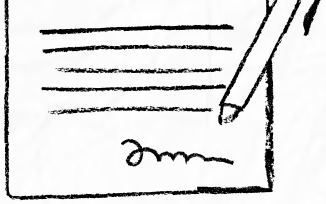
Following technical professionals are appointed by Owner / Promoter: (as applicable)

i) M/s. Arkie Atelier Design India Private Limited as Architect
ii) M/s. Bourna Consultants Engineers as Structural Consultant
iii) Mr. M. Jeeva as Site Supervisor / clerk of works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that **"RAJPARIS GATEWAY"** Building Project has been completed in all aspects. This Project granted Completion Certificate bearing number **CC / NHRB / S / 167 / 2022,** dated: 11.08.2022, by CMDA, Chennai.

Yours Faithfully,

Signature & Name. T.S. SARAVANAN, B.Arch., FIIA,
REGISTERED ARCHITECT,
Council Regn. No. CA/91/14340,
CMDA Regn. No. RA/Gr-I/19/03/017,
Greater Chennai Corporation-
Regn. No. RA100772019,
No. 6, Venus Colony 2nd Street,
Alwarpet, Chennai-600 018.



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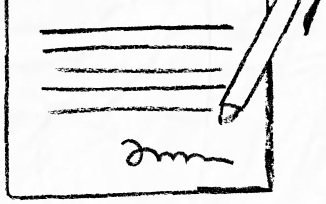

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