Verified RealEstate™

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™



URBAN LAND

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s Urban Land Layout Promoters LLP
Project Name	:	Heritage
Project Registration No.	:	TN/01/Building/0036/2023
Project Registration Date	:	19/01/2023
Project Completion Date	:	22/05/2024
Quarter Ending	:	May 2025

TAMILNADU REAL ESTATE REGULATORY 1996 22 MAY 2025 TNRERA CHENNAI

RERA Separate Bank A/c Details

Bank Name	:	ICICI Bank
Bank Branch	:	R.K. Salai, Chennai
Bank A/c No.	:	602205049900

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	5,54,85,792/-
Amount withdrawn from the RERA A/c from the date of opening	:	5,26,89,467/-
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	ATTACHED

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	11	948.23
	b) UDS Registered	11	450.74

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	101	Yes	Yes
2.	102	Yes	Yes
3.	103	Yes	Yes
4.	104	Yes	Yes
5.	201	Yes	Yes
6.	202	Yes	Yes
7.	203	Yes	Yes
8.	204	Yes	Yes
9.	301	No	No
10.	302	Yes	Yes
11.	303	Yes	Yes
12.	304	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block 1	Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	Not Applicable
3.	Status of other Common Amenities as indicated in the Construction Agreement	Not Applicable	Not Applicable

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. 2.59cr
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ---------- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For URBAN LAND LAYOUT PROMOTERS LLP

Designated Partner

Signed by Promoter

Exterior Images





TAMILNADU REAL ESTATE REGULATORY AUTHORITY
TNRERA
CHENNAI
18 JUN 2021

Exterior Images





Exterior Images





Interior Images





Interior Images





Interior Images





Exterior Images





47

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

1924 - 2023

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 Executive Officer,
Kundrathur Town Panchayat,
Kundrathur, Chennai.

Letter No. CMDA/CC/NHRB/C/049/2024 **Dated: 22-05-2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central - I) – Completed construction of Stilt floor + 3 floors Residential building with 12 dwelling units at Plot No.54 & 55, 9m wide Road, Metro Star City Annex Extension, Kundrathur, Chennai comprised in Old S.No.108/2 part, New S.No.108/2A1A of Kundrathur village within the limits of Kundrathur Town Panchayat – 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/183/2022 Permit No.14860 in letter No. PP/NHRB/C/247/2022 dated 20.06.2022.
3. Completion Certificate Application received from Thiru Dinesh Chordia & Tmt.Santhosh Chordia, vide No. CMDA/CC/NHRB/C/0049/2024 dated 08.02.2024 received on 08.03.2024
4. This office D.C. Advice letter even No. dated 10.04.2024.
5. The applicant letter dated 25.04.2024 & 15.05.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0025459 dated 23.04.2024.
6. TNRERA Registration of project in Registration No.TN/01/Building/0036/2023 dated 19.01.2023 and renewed upto 30.06.2024

****

This is to certify that the **Thiru Dinesh Chordia & Tmt.Santhosh Chordia** have Completed the construction of Stilt floor + 3 floors Residential building with 12 dwelling units at Plot No.54 & 55, 9m wide Road, Metro Star City Annex Extension, Kundrathur, Chennai comprised in Old S.No.108/2 part, New S.No.108/2A1A of Kundrathur village within the limits of Kundrathur Town Panchayat. It was inspected and observed that the building has been competed 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/Central-I/ 177 /2024 dated 22.05.2024.**

/pto/

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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.7).

Yours faithfully,

23/05/2024

for MEMBER-SECRETARY

23/05/2024

Copy to:

1. **Thiru Dinesh Chordia &**
   Tmt.Santhosh Chordia,
   Door No.5, Ramanujar Street,
   Sowcarpet, Chennai – 600 079.

2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.
   (TNRERA file No.TNRERA/17486/2022 registered in TN/01/Building/0036/2023 dated 19.01.2023 dated 19.01.2023 valid till 30.06.2024 and extension of registration in file No. TNRERA/A2/1656/2024 valid upto 30.06.2024)

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

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

Note:

(i) As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate.

5

AKSHARA ASSOCIATES ARCHITECTS & ENGINEERS

FORM-4A
ARCHITECT'S CERTIFICATE

04/02/2025

To,
M/s Urban Land Layout Promoters LLP
No. 5, Ramanuja Street, Sowcarpet, Chennai – 600 001

Subject: Certificate of completion of construction work of residential building of the project (TNRERA Registration Number: TN/01/0036/Building/0036/2023) situated in Plot number 54& 55, comprised in survey number 108/2A1A, situated in Kundrathur 'B' village, Kundrathur Taluk and Kancheepuram District, measuring 491.26 Sq.mt, demarcated by its boundaries (12°59'17.1"N 80°06'37.7"E)

Sir,
We, Akshara Associates have undertaken the assignment as Architect for certifying the completion of construction work of residential building of the building situated in Plot number 54& 55, comprised in survey number 108/2A1A, situated in Kundrathur 'B' village, Kundrathur Taluk and Kancheepuram District, measuring 491.26 sq.mt area, being developed by M/s Urban Land Layout Promoters LLP.

2. Following Technical professionals have been appointed by Promoter

i) M/s. Akshara Associates as Architect
ii) M/s Suriya Prabha Structural Consultant as Structural Consultant.
iii) M/s Akshara Associates as MEP Consultant.
iv) Mr. Govardhanan as Site Supervisor.

3. Based on the detailed inspection of the building and structural safety certificate issued by the structural engineer and to the best of my knowledge, I hereby certify that the building has been completed in all aspects as per the planning permission issued by the local body concerned. The residential building has been granted completion certificate bearing number CMDA/CC/NHRB/C/049/2024 dated22/05/2024 by Chennai Metropolitan Development Authority.

Yours Faithfully

G.MCKENZIE
Signature&Name of Architect with (CA No. CA/2000/26511)

New no. 9, Old no. 84, Flat 4, Prime Apartments ,2nd Street, Kasi Estate, Chennai 600083
Tel & Fax : 044 2471 7557, Mbl. 94440 02589, E.Mail : sivababu@aksharaassociates.com.,
Web site :www.aksharaassociate .com

SURIYA PRABHA STRUCTURAL CONSULTANTS

10/C3, Elegant Apartments, Perumal Koil First Street,
Kottur, Chennai - 600 085

S. Suriya Prabha, MCA
E-mail: ramji46@gmail.com
Mobile No. 9841558485

Er.S. Ramachandran
M.E.Struct, D.I.I.T. Building Tech.,
Office No. 044 - 2366 0056

FORM 4B

04/02/2025

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

We, **SURIYA PRABHA STRUCTURAL CONSULTANTS** have undertaken assignment as structural engineer for the detailed design and construction of the building, building comprising of 3 floors, situated in Plot number 54& 55, comprised in survey number 108/2A1A, situated in Kundrathur 'B' village, KundrathurTaluk and Kancheepuram District.

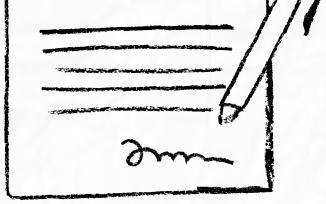
It is certified that the building has been designed as a RCC Structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safe and serviceability as per the norms and guidelines prescribes in applicable relevant standards and codes od bureau of Indian standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours Faithfully

Er.S.RAMACHANDRAN
M.E (Struct), DIIT (Bldgs. Tech)
Structural Engineer Grade - 1 (SE)
CMDA Reg. No:SE/GR-1/19/03/029
Valid upto 21.03.2029

Signature, Name and Seal
Of the Registered Structural Engineer



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

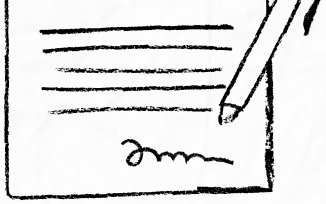
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate