

## Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS CHENNAI LIMITED
Project Name	:	RAJKAND REGENCY
Project Registration No	:	TN/29/Building/0112/2018
Quarter Ending	:	September Year 2019

### 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)	1 Flat	139.35
2.	Parking Lots	2 Nos	2 Nos
3.	UDS Registered in Sq.m.	59.19	59.19

### B. Construction

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

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net Project Cost in Lakhs)	427

### C. Details of Clearances

1. Completion Certificate No: **ECS/S-I/11005/2019**
2. Compliance Report, if any (Kindly Specify) not applicable
3. Annual Audit Report of Special Account in Form 7 submit soon as possible

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



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2019/11/29 16:22







# 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, TNEB,  
Anna Salai, Chennai-600 002.
- 2) The Managing Director,  
CMWSSB, No.1, Pumping Station Road  
Chintadripet, Chennai-600 002.

Letter No.EC/S-I/11005/2019

Dated: 28-08-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at Plot No.B-34, Old Door No.8, New Door No.30, Shastri Nagar 1st Cross Street & 6<sup>th</sup> Cross Street, Adyar, Chennai – 600 020 bearing Old S.No.91/1 Part, T.S. No. 12, Block No.32 of Urur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No.B/Spl.Bldg./272/2017 Permit No.11617 in letter No.B1/12010/2017 dated 28.09.2017
  - 2) Completion Certificate Application from M/s. India Builders Chennai Ltd., Rep. by Thiru U. Preetam Karthik (POA of P.K. Sathiyamurthy & Chitrakala) dated 02 .07.2019
  - 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013673dated 22.08.2019

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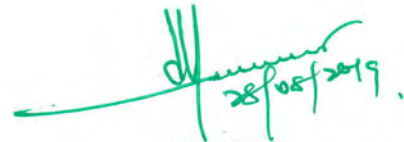
This is to certify that M/s. India Builders Chennai Ltd., Rep. by Thiru U. Preetam Karthik (POA of P.K. Sathiyamurthy & Chitrakala) have constructed Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units at Plot No.B-34, Old Door No.8, New Door No.30, Shastri Nagar 1st Cross Street & 6<sup>th</sup> Cross Street, Adyar, Chennai – 600 020 bearing Old S.No.91/1 Part, T.S. No. 12, Block No.32 of Urur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.B/Spl.Bldg./272/2017 Permit No.11617 in letter No.B1/12010/2017 dated 28.09.2017. 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.

p.t.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/229/2019 dated 28-08-2019.

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.

Yours faithfully,



for MEMBER-SECRETARY

28/8/19

Copy to:

1. M/s. India Builders Chennai Ltd.,  
Rep. by Thiru U. Preetam Karthik (POA of P.K. Sathiyamurthy & Chitrakala),  
AA-36, 3<sup>rd</sup> Street, 3<sup>rd</sup> Main Road, Anna Nagar,  
Chennai -- 600 040
2. The Chairperson, TNRERA, CMDA Tower-II, 1<sup>st</sup> Floor,  
Egmore, Chennai -- 600 008
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 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.

# **L.SOUNDARYA**

Registered Architect: CA/2018/94077

Address: No:31/7, Ujjini street, Ayanavaram,  
Chennai-600023.

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15.12.2019

## **BUILDING COMPLETION CERTIFICATE**

I do here by certify that the construction of project “**RAJKAND REGENCY**” stilt + 4 floors residential building with 8 dwelling units at Plot No: B 34, Old Door No:8, New Door No:30, Shastri nagar 1<sup>st</sup> Cross street & 6<sup>th</sup> Cross street, Adyar, Chennai -20. Comprised in old S.No:91/1 Part, T.S.No. 12, Block No;32 of Urur village within limits of greater Chennai corporation has been completed. The Completion certificate has been obtained from CMDA.

I further here by certify after inspection of the building that the completed 100% with all the amenities to live in.



**SOUNDARYA .I, B. Arch**  
Registered Architect  
Council of Architecture: CA/2018/94077  
No. 31/7, Ujjini Street, Ayanavaram, Chennai - 600023