

Project :- Quarterly Progress Report



Promoter's Name	:	SWATHI BUILDER
Project Name	:	Swathi Prashanthi
Project Registration No	:	TN/29/Building/0097/2020
Quarter Ending	:	(March / June / September / December) Year 2023

**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)	9 Units	1487.18 SQ.M
2.	Parking Lots	14 No's	
3.	UDS Registered in Sq.m.		626 SQ.M

**B. Construction**

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, 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	100%
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	100%


**C. Details of Clearances**

1. Completion Certificate No. CMDA/CC/NHRB/S/0148/2022 dated 31.05.2022 (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](mailto:reg.tnrera@tn.gov.in)"

For **SWATHI BUILDERS**

  
Authorized Signatory



# 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 Managing Director,  
CMWSSB, No.75, Santhome High Road,  
MRC Nagar, R.A. Puram,  
Chennai-600 028.

Letter No.CMDA/CC/NHRB/S/0059/2021

Dated: 01-04-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors residential building with 9 Dwelling Units (as per approval 10 dwelling units) availing with Premium FSI at New No.2&4, Old No.18 & 19, Plot No.39 & 40, Indira Nagar, 9<sup>th</sup> Cross Street, Adyar, Chennai 600020 in T.S. No.40 & 41, Block No.10 of Kalikundram village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/NHRB/341/2019 Permit No.12924 in letter No. PP/NHRB/S(B2)/0514/2019 dated 25.10.2019.  
2) Completion Certificate Application from Thiru K.S. Prabhakar, GPA for Tvl. K. Sampathkumar, K.P. Ravindran & Harshitha Saiviswanathan dated 02.03.2021  
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0018925 dated 30.03.2021.  
4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

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This is to certify that Thiru K.S. Prabhakar, GPA for Tvl. K. Sampathkumar, K.P. Ravindran & Harshitha Saiviswanathan have constructed Stilt Floor + 4 Floors residential building with 9 Dwelling Units (as per approval 10 dwelling units) availing with Premium FSI at New No.2&4, Old No.18 & 19, Plot No.39 & 40, Indira Nagar, 9<sup>th</sup> Cross Street, Adyar, Chennai 600020 in T.S. No.40 & 41, Block No.10 of Kalikundram village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/341/2019 Permit No.12924 in letter No. PP/NHRB/S(B2)/0514/2019 dated 25.10.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 085 /2021 dated 01-04-2021.

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 4<sup>th</sup> cited (Also indicated in the Planning permission approval letter 1<sup>st</sup> cited).

Yours faithfully,



for MEMBER-SECRETARY

11/4/2021

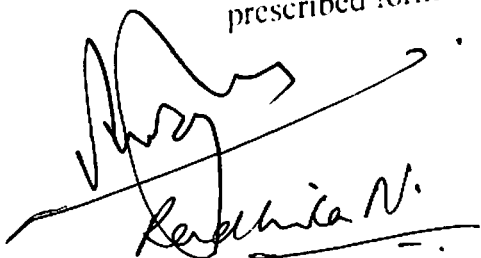
Copy to:

1. Thiru K.S. Prabhakar  
GPA for Tvl. K. Sampathkumar  
K.P. Ravindran & Harshitha Saiviswanathan  
No.5, Ananda Road  
Alwarpet, Chennai 600 018
2. The Chairperson,  
TNRERA,  
CMDA Tower-II, 1<sup>st</sup> Floor,  
Egmore, Chennai - 600 008
3. The Deputy Financial Analyst,  
Finance Division, CMDA
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

(TNRERA Registration Certificate  
No.TN/01/Building/0079/2020 in file  
No.TNRERA/844/2020 dated 28.2.2021. Valid  
upto 15.1.2021. TNRERA circular dated 6.4.2020  
& 22.5.2020, deemed to be valid till July 2021).  
(For refund of Security Deposit for Building and  
Display Board)

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.

  
Harshitha N.

