

Project - Quarterly Progress Report

Promoter's Name	:	Thiru.R.Satchidanandam, RAJPARI CIVIL CONSTRUCTIONS LTD
Project Name	:	Rajparis Crystal Spring – Block 2,3 &9
Project Registration No	:	TN/01/Building/0323/2018 dated.17.10.2018
Quarter Ending	:	01.01.2020 to 31.12.2021

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)	135	8471.5 Sqm
2.	Parking Lots	71	
3.	UDS Registered in Sq.m.	135	5202.8 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block - 2 Block - 3 Block - 9	Completed Completed Completed
2.	Status of common Amenities for each Block/Tower, Item wise		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. Partial Completion Certificate No. EC/S-II/5158/2019
2. Annual Audit Report of Special Account in Form 7 – Enclosed

D. Latest Photo with Date

Rajparas Crystal Spring - Aerial View



Block 15

Block 7



Block 6

Block 5

Block 7, 4, 3, 2



Kids Play Area .



Swimming Pool.



Block 7

Block 8/9.





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

BY RPAD

4th PARTIAL COMPLETION CERTIFICATE

From

The Principal Secretary / 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 Executive Officer,
Madambakkam Town Panchayat,
Madambakkam, Chennai - 126

Letter No.EC/S-II/5158/2019

Dated: 04-07-2019

Sir/ Madam,

Sub: CMDA - Enforcement Cell (South-II) - Construction of Block No.2, 3 & 9 (reserved for LIG Housing) (out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 135 dwelling units in the approval consists of 7 Blocks consists of Stilt + 4 Floors and one Block consists of Stilt Floor + 3 Floors (Amenities Block with Swimming Pool) with 379 dwelling units in the additional land annexed to the earlier approved site of Stilt Floor + 4 Floors Residential Building together with a Departmental Store with 58 Dwelling Units totally with 437 Dwelling units (Block 8 & 9 with 71 Dwelling Units reserved for LIG Housing) (Total 9 Blocks) at Old Door No.133, New Door No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat at Old Door No.133, New Door.No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat - 4th Partial Completion Certificate for Block No.2, 3 & 9 - Issued - Reg.

- Ref:
- 1) CMDA Planning Permission No.B/Spl.Bldg./312 A to N/2015, Planning Permit No.9413 in letter No.B2/10166/2013 dated 20.11.2015.
 - 2) 1st Partial Completion Certificate issued vide C.C.No.EC/S-II/182/2016 in letter No.EC/S-II/8055/2016 dated 15.07.2016.
 - 3) 2nd Partial Completion Certificate issued vide C.C.No.EC/South-II/268/2018 in letter No.EC/S-II/7937/2017 dated 21-08-2018.
 - 4) 3rd Partial Completion Certificate issued vide C.C.No.EC/South-II/313/2018 in letter No.EC/S-II/10096/2018 dated 03-10-2018.
 - 5) Environmental clearance from State level Environment Impact Assessment Authority, Tamil Nadu letter No.SEIAA-TN/F-3962/EC/8(a)/408/2015 dated 02.11.2015.
 - 6) Compliance Report from Ministry of Environment, Forest & Climate Change in letter No.F.No.EP/12.1/SEIAA/201718/71/TN/0845 dated 01.06.2018.
 - 7) 4th Partial Completion Certificate Application from Thiru K. Veluchamy dated 25.03.2019.
 - 8) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0012449 dated 25.06.2019.

This is to certify that Thiru K. Veluchamy (POA / Land Owner) (Owners Chinnammal & Others) has constructed Group Development of Residential Building - Block No.2, 3 & 9 (reserved for LIG Housing) (out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 135 dwelling units at Old Door No.133, New Door.No.54, Mambakkam Main Road, Madambakkam in S.No.78, 79/1, 81/1A, 81/3, 81/4 and 82/1 & 82/2A of Madambakkam Village within the limit of Madambakkam Town Panchayat sanctioned vide Planning Permission No.B/Spl.Bldg./312 A to N/2015, Planning Permit No.9413 in letter No.B2/10166/2013 dated 20.11.2015. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 4th Partial Completion Certificate approved by the Monitoring Committee.

p.t.o.,

2. Accordingly, 4th Partial Completion Certificate is issued for the above construction for Block No.2, 3 & 9 (reserved for LIG Housing) (out of 9 Blocks) in C.C.No.EC/South-II/181/2019 dated 04-07-2019.

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,

ph 04/07/19
for PRINCIPAL SECRETARY /
MEMBER-SECRETARY
04/07/2019

Copy to:

- 1) Thiru K.Veluchamy (POA / Land Owner) (Owners Chinnammal & Others),
No.30, Greams Lane, Thousand Lights,
Chennai - 600 006.
2. The Principal Secretary to Government,
H&UD Department & Chairman TNRERA
CMDA Tower-II, 1st Floor, Egmore, Chennai - 600 008
3. The Deputy Financial Analyst
Finance Division, CMDA (Partial Completion Certificate only issued)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage)

Note:

Compliance Certificate form PWD should be furnished at the time of applying for Final Completion Certificate.