

**Project - Quarterly Progress Report**

Promoter's Name	:	Thiru.R.Satchidanandam, RAJPARI CIVIL CONSTRUCTIONS LTD
Project Name	:	Rajparis Crystal Spring – Block 4&7
Project Registration No	:	TN/01/Building/035/2019 dt. 15.03.2019
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)	84	5243.04 Sqm
2.	Parking Lots	56	
3.	UDS Registered in Sq.m.	84	3838.11 Sqm

**B. Construction**

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block – 4 Block - 7	Completed Completed
2.	Status of common Amenities for each Block/Tower, Item wise		Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	<b>100%</b>
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	<b>100%</b>

**C. Details of Clearances**

1. Final Completion Certificate No.
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.

**BY RPAD**

## FINAL COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Executive Officer, Madambakkam Town Panchayat, Madambakkam, Chennai - 126

Letter No.CMDA/CC/NHRB/S/0024/2019

Dated: 13-02-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Construction of Block No.4 & 7 (out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 84 dwelling units with Swimming Pool 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 – Final Completion Certificate for Block No.4 & 7 – 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) 1<sup>st</sup> 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) 2<sup>nd</sup> 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) 3<sup>rd</sup> 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) 4<sup>th</sup> Partial Completion Certificate issued vide C.C.No.EC/South-II/181/2019 in letter No.EC/SII/5158/2019 dated 04.07.2019  
6) Compliance Report from Ministry of Environment, Forest & Climate Change in letter No.F.No.EP/12.1/SEIAA/2017-2018/71/TN/1600 dated 27.09.2019.  
7) PWD Compliance Report in Lr.No.DB/T5(3)/F-CC-009649/2015 dated 03.12.2019.  
8) Final Completion Certificate Application from Thiru K. Veluchamy (POA / Land Owner) (Owners Chinnammal & Others) dated 12.12.2019  
9) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0015877 dated 12.02.2020

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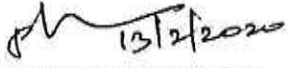
This is to certify that Thiru K. Veluchamy (POA / Land Owner) (Owners Chinnammal & Others) has constructed Group Development of Residential Building - Block No.4 & 7(out of 9 Blocks): Stilt Floor + 4 Floors Group Development Residential Building with 84 dwelling units with Swimming Pool at Old Door.No.133, 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 Final Completion Certificate approved by the Monitoring Committee.

p.t.o.,

2. Accordingly, Final Completion Certificate is issued for the above construction for Block No.4 & 7 (out of 9 Blocks) in C.C.No.EC/South-II/32/2020 dated 13-02-2020.

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,

  
13/2/2020  
for MEMBER-SECRETARY  
13/2/2020

Copy to:

- ✓ 1) Thiru K.Veluchamy (POA / Land Owner) (Owners Chinnammal & Others),  
No.30, Greams Lane, Thousand Lights,  
Chennai – 600 006.
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, STP 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.
- iii) The existing Swimming Pool should be operated only after obtaining NOC from the Competent Authority