

Project - Quarterly Progress Report

Promoter's Name	:	M/s.RADIANCE REALTY DEVELOPERS INDIA LTD
Project Name	:	RADIANCE ELITE
Project Registration No	:	TN/29/Building/003/2019, Dt : 07/01/19
Quarter Ending	:	31.03.2021

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)	3	3,735 Sqft
2.	Parking Lots	3	
3.	UDS Registered in Sq.m.	Nil	Nil

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Stilt floor+ Four Floors with 10 no's of dwelling units	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Nil	Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1,300.00

C. Details of Clearances

1. Completion Certificate No - EC/South-I/46/2021 dt 05.03.2021
- Enclosed
2. Compliance Report, if any (Kindly Specify) - Nil
3. Annual Audit Report of Special Account in Form 7 - Enclosed

D. Latest Photo with Date (At least from 2 angles) - Enclosed

Note: Mail the above particulars to “reg.tnrera@tn.gov.in”

Elevation View



Flat inner view



31.03.2021

Terrace Tiling work



31.03.2021

FORM-4

ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 12.03.2021

To

Thiru.M.Chander
New Door No.23, Old Door No.12,
Rathna Nagar,
Ganesapuram,
Chennai 600 018.

Subject: Certificate of Completion of Construction Work of the project RADIANCE ELITE (TNRERA Registration Number TN/29/Building/003/2019, Dt: 07.01.2019) situated in Old door No.12, New No.23, (previously Plot No.10C), Rathna Nagar 1st Street, Ganesapuram, Teynampet, Chennai, R.S.No.3856/24, Block No-76, Demarcated by its boundaries 13°01'56.3" to the North, 80°14'42.7" to the East, Mylapore Village, Mylapore - Triplicane Taluk, Chennai District PIN 600018 land measuring 991.82 sq.mts of area being developed by M/s.Radiance Realty Developers India Ltd

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of residential Building situated in the Old door No.12, New No.23, (previously Plot No.10C), Rathna Nagar 1st Street, Ganesapuram, Teynampet, Chennai, R.S.No.3856/24, Block No-76, Mylapore Village, Mylapore - Triplicane Taluk, Chennai District PIN 600018 land measuring 991.82 sq.mts of area being developed by M/s.Radiance Realty Developers India Ltd

2. Following technical professionals are appointed by Owner/Promoter:

- (i)Thiru A.Venkatakrishnan as Architect
- (ii)Thiru P.Jegatheesan as Structural Engineer
- (iii)M/s TAS MEP Consultants as MEP consultant
- (iv)Thiru D.Veeramani as Site Engineer

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that the residential Building has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/South-I/46/2021 dated 05.03.2021 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

A. VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI - 600 041. Ph: 044-2457 2457





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, 75, Santhome High Road,
MRC Nagar, Chennai 600 028

Letter No. CMDA/CC/NHRB/S/0028/2021

Dated: 05-03-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 1st floor + 2nd floor + 3rd floor (part) + 4th floor (part) residential building with 10 Dwelling Units at Plot No.10C, Door No.10, Rathna Nagar Road, Teynampet, Chennai 600 018 comprised in R.S. No.3856/24, Block No.76 of Mylapore village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

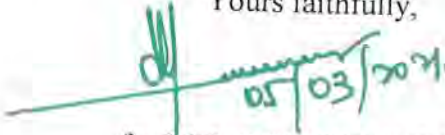
- Ref:
- 1) CMDA Planning Permission No.B/Spl.Bldg./198/2018 Permit No.12207 in letter No. B2/9300/2018 dated 05.09.2018.
 - 2) Completion Certificate Application from Thiru M. Chander dated 10.02.2021
 - 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0018703 dated 02.03.2021

This is to certify that Thiru M. Chander has constructed Stilt Floor + 1st floor + 2nd floor + 3rd floor (part) + 4th floor (part) residential building with 10 Dwelling Units at Plot No.10C, Door No.10, Rathna Nagar Road, Teynampet, Chennai 600 018 comprised in R.S. No.3856/24, Block No.76 of Mylapore village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg./198/2018 Permit No.12207 in letter No. B2/9300/2018 dated 05.09.2018. 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.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 46 /2021 dated 05-03-2021.**

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. .

Yours faithfully,


for MEMBER-SECRETARY


5/3/2021

Copy to:

- ✓ 1. Thiru M. Chander
New Door No.23, Old Door No.12
Rathna Nagar
Ganesapuram
Chennai 600 018
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008
(TNRERA project registration certificate No.TN/29 /
Building/003/2019 in file No.TNRERA/4104/2018 dated
07.01.2019 valid upto 04.09.2023).
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA 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.