

**Project - Quarterly Progress Report no 7 Closing**

(191)

|                         |   |                                     |
|-------------------------|---|-------------------------------------|
| Promoter's Name         | : | R VENKATARAMANAN                    |
| Project Name            | : | TRADEX HOUSE                        |
| Project Registration No | : | TNRERA/29/BLDG/488/2022 dt.28/11/22 |
| Quarter Ending          | : | Final                               |

**A. Sales**

| Sl. No. | Description                                                                        | Cumulative No. of Units sold up to the Quarter | Total Area Sold |
|---------|------------------------------------------------------------------------------------|------------------------------------------------|-----------------|
| 1.      | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | NIL                                            | Sold NIL        |
| 2.      | Parking Lots                                                                       | 11                                             | Sold NIL        |
| 3.      | UDS Registered in Sq.m.                                                            | NIL                                            | Sold NIL        |

**B. Construction**

| Sl. No. | Description                                                | Block/Tower No.                                     | Status                      |
|---------|------------------------------------------------------------|-----------------------------------------------------|-----------------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      | SINGLE BLOCK                                        | CC obtained Fully completed |
| 2.      | Status of common Amenities for each Block/Tower, Item wise | Lift, Generator, Solar Panel, Pumps, CCTV, Call stn | Provided                    |

| Sl.No. | Description                                             | Percentage    |
|--------|---------------------------------------------------------|---------------|
| 1.     | Percentage of Completion                                | 100%          |
|        | i) Physical                                             | 100%          |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) | Rs. 457 lakhs |

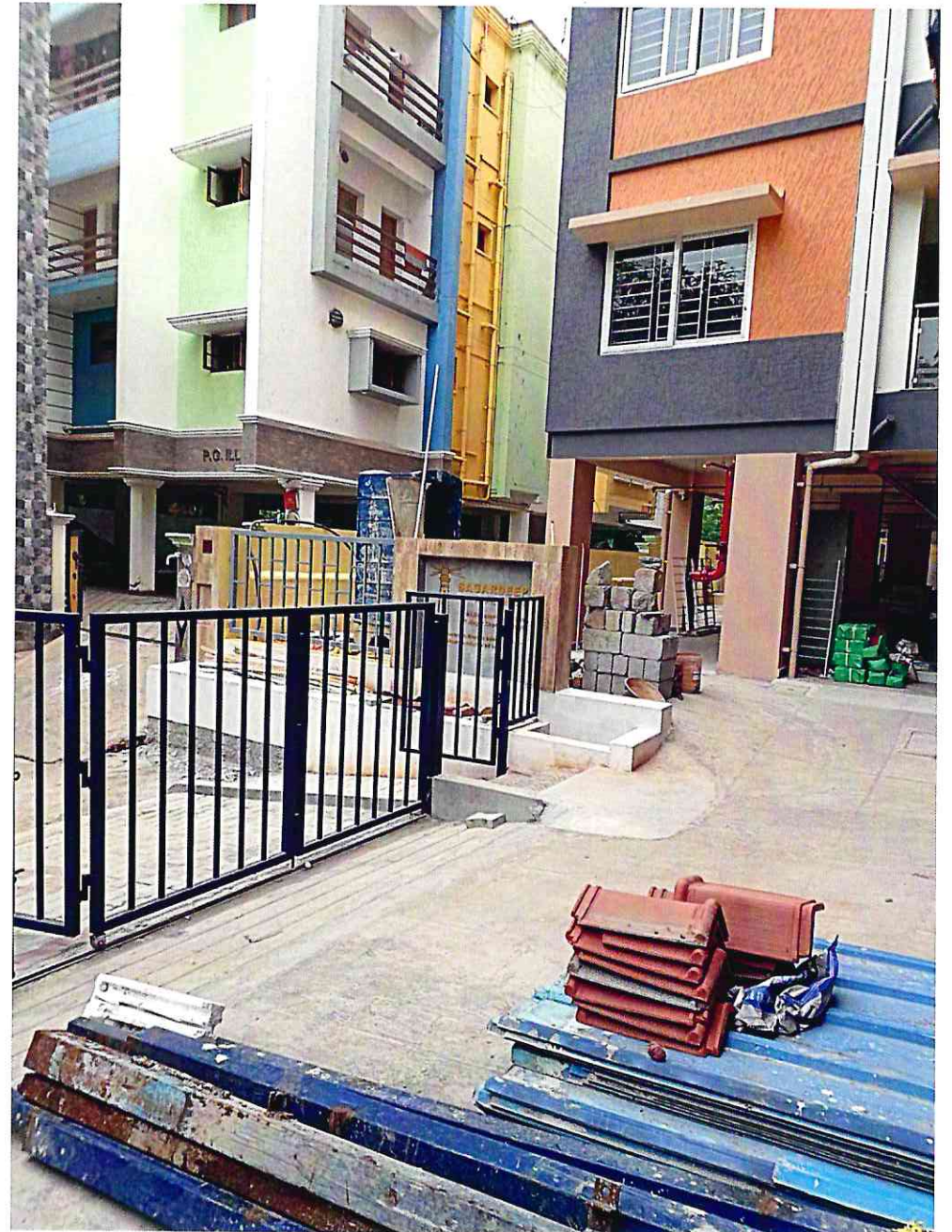
**C. Details of Clearances**

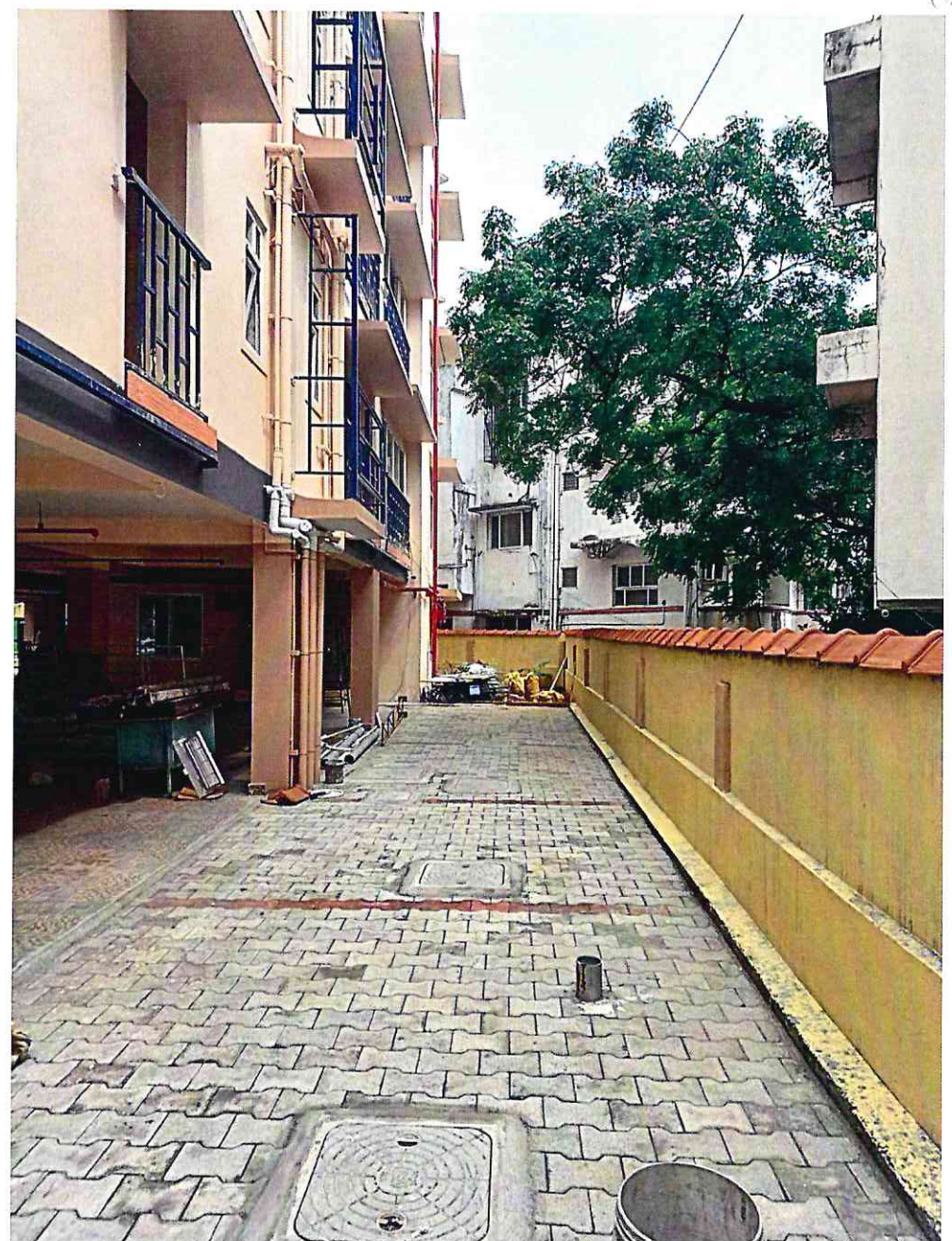
1. Completion Certificate No. CMDA/CC/NHRB/C/086/2024 dt.21/05/24
2. Compliance Report, if any (Kindly Specify) ----NA-----
3. Annual Audit Report of Special Account in Form 7 as on 24/5/2024

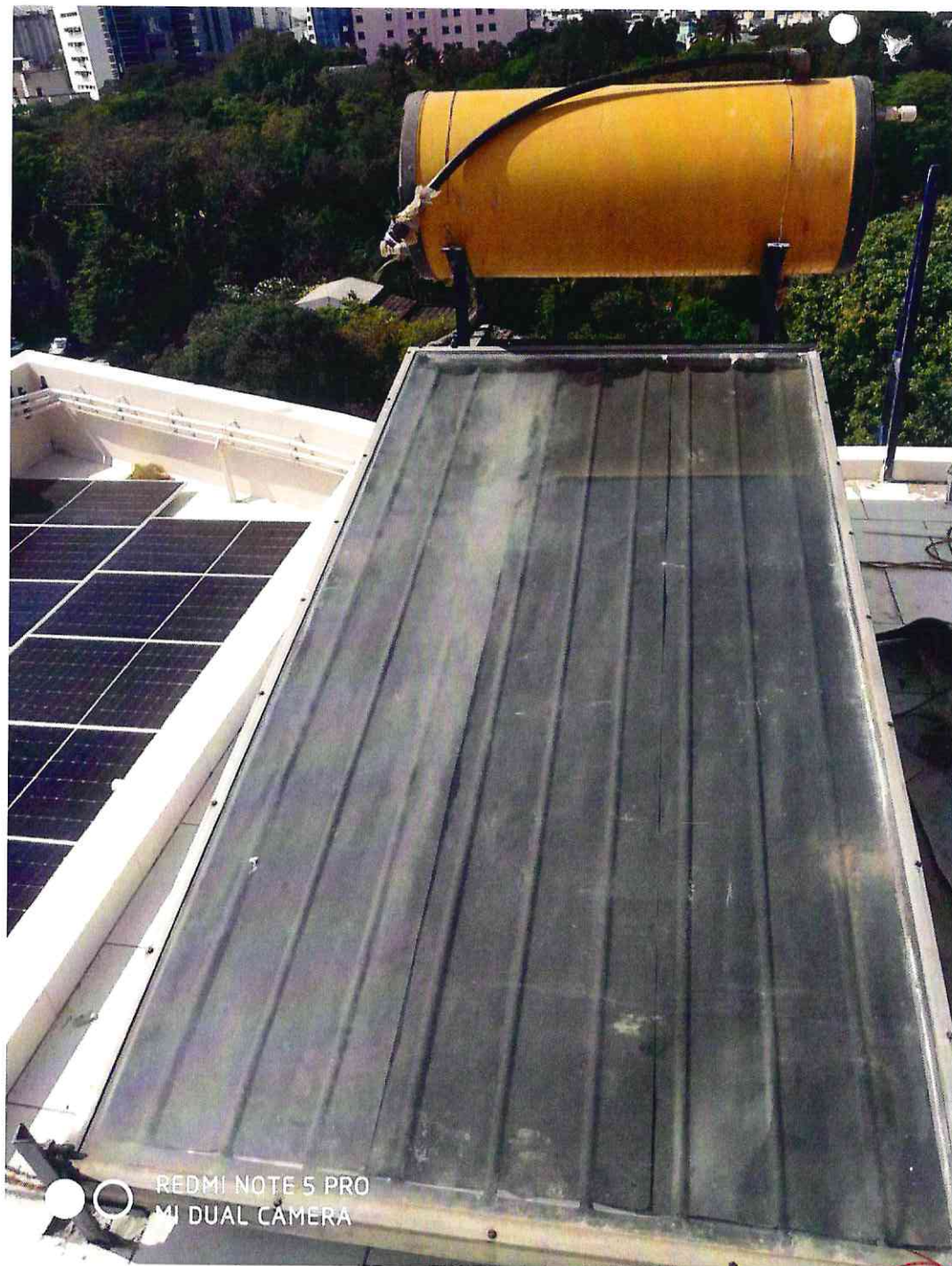
**D. Latest Photo with Date (At least from 2 angles) – attached.**

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)".

  
31/5/24













# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building  
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



125

கலைஞர்  
100  
1924 - 2023  
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.1, Pumping Station Road,  
Chindatripet, Chennai - 600002.

Letter No.CMDA/CC/NHRB/C/086/2024

Dated: 21.05.2024

Sir,

**Sub:** CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.120, Old Door No.13, New Door No.24, Bhagavantham Street, T.Nagar, Chennai – comprised in Old S.No.6398/1 part, T.S.No.9293, Block No.139 of T.Nagar Village within the limits of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:**
1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.
  2. CMDA issued Planning Permission in No. P.P.No. PP/NHRB/206/2022, dated 05.07.2022 in Letter No. PP/NHRB/C/150/2022 dated 05.07.2022 in Planning Permit No. 14883, valid up to 04.07.2030.
  3. TNRERA Registration for project in Reg. No.TN/29/Building/488/2022, dated 28.11.2022 in file No.TNRERA/16037/2022, dated 28.11.2022.
  4. Completion Certificate application received from Thiru.R.Venkataramanan, through online No. CMDA/CC/NHRB/C/086/2024, dated 01.03.2024.
  5. This office D.C. advice letter even No. dated 12.04.2024 addressed to the Thiru.R.Venkataramanan.
  6. The applicant letter dated 16.04.2024 received in this office dated 24.04.2024, enclosing the remittance of the Additional DC and I&A charges vide Receipt No. B0025493, dated 26.04.2024, along with particulars.

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This is to certify that **Thiru.R.Venkataramanan** has Completed construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.120, Old Door No.13, New Door No.24, Bhagavantham Street, T.Nagar, Chennai – comprised in Old S.No.6398/1 part, T.S.No.9293, Block No.139 of T.Nagar Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in reference 2<sup>nd</sup> cited. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCD BR 2019.

//p.t.o//

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II/ 169/2024, dated: 21-05-2024.**

3. This Completion Certificate is issued 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 Rule 20(6) Annexure XXIII of TNCDBR 2019 does not cover the Structural Stability aspect. However, 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 1<sup>st</sup> cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

*M. Nimmaleder*  
22/05/2024

for Member-Secretary

*J*  
22/05/2024

Copy to:

1. **Thiru.R.Venkataramanan**  
No.24, Bhagavantham Street,  
T.Nagar,  
Chennai – 600017.
2. The Chairperson, TNRERA  
CMDA – Tower-II (1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8.      TNRERA Registration for project in Reg.  
No.TN/29/Building/488/2022,      dated  
28.11.2022 in file No.TNRERA/16037/2022,  
dated 28.11.2022.
3. The Deputy Financial Analyst  
Finance Division, CMDA, Chennai  
(For Refund of Security Deposit for building, Display Board. SD for Building & SD for  
Display Board remitted in **Receipt No. B0021659, dated 28.06.2022**).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- i. The Original Cash Receipt for the Security Deposit has been 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.

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 24.05.2024

To  
Mr. Venkataraman,  
No. 24, Bagawantham street,  
Opp Thirupathi devasthanam,  
T. nagar, Chennai - 600017

**Subject:** Certificate of Completion of Construction Work of Residential Building/ Stilt+5 Block of the Building of the Project (TNRERA Registration Number TN/29/Building/488/2022 situated on the Door No. 24 demarcated by its boundaries (latitude and longitude of the endpoints)-----to the North to the South-----to the East 126 to the west of the division T nagar Village Mambalam Taluk Chennai district PIN 600017 measuring 537 sq.mts as per patta & 562.8 sq.mts as per documents area being developed by Venkataraman

We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential Building/Block/Tower Stilt+5 of the Building situated Door no. 24 of Division 126 T nagar village Mambalam Taluk Chennai District PIN 600017 measuring 537 sq.mts as per patta & 562.8 sq.mts area being developed by venkataraman

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. R. Gopinath as Architect/Engineer
- (ii) M/s/Thiru/Tmt. S. Ravindren as Structural Consultant
- (iii) M/s/Thiru/Tmt. NA as MEP Consultant
- (iv) M/s/Thiru/Tmt. M. Vinishaa as Site Supervisor/Clerk of Works

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 Residential Building/Block of the Building has been completed in all aspects. The Residential Building/Stilt+5 Block of the Building is granted Completion Certificate bearing number CC.No.EC/Central-II/169/2024 dated 21/05/2024 by CMDA (Competent Authority).

Yours Faithfully,

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

  
**R. GOPINATH, (B.E., Civil Engg)**  
**Registered Engineer Grade - I (RE)**  
**Reg. No: RE / GR - I / 19 / 04 / 19**  
**No: 18, Maniammai Street,**  
**Nanmangalam, Chennai - 600 117.**  
**Mobile No: 9500099960**