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Project – Quarterly Progress Report

Promoter's Name	:	BSR Builders Engineers & Contractors
Project Name	:	“ BSR Balaji Enclave ”
Project Registration No	:	TN RERA : TN/02/Building/0127/2017
Quarter Ending	:	MARCH 2019

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)	64 Flats.	5726.26 Sq.m.
2.	Parking Lots	64 No's	2160.65 Sq.m.
3.	UDS Registered in Sq.m	64 Flats.	2955.86 Sq.m

B.Construction

Sl. No	Description	Block / Tower No.	Status
1.	Stage Of Construction of each Block / Tower, Floor wise	Block-I & Block-II	100% Completed
2.	Status Of Common Amenities For each Block / Tower, Item wise	Gym Room Indoor Games Room Association Office Room	100% Completed

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

C.Details of Clearance

1. Completion Certificate No. EC / CENTRAL – I / 42 / 2019. From CMDA.
2. Compliance Report, if any Public Works Department (PDF Format Enclosed)
3. Annual Audit Report of Special Account in Form 7 (PDF Format Enclosed)

D.Latest Photo with date (Atleast from 2 angles) (PDF Format Enclosed)

To

Date: 02-01-2020

M/s. BSR BUILDERS ENGINEERS & CONTRACTORS.
"BSR JANUS", 2nd FLOOR, No.34/28, TANK BUND ROAD,
NUNGAMBAKKAM, CHENNAI-600034

Subject: Certificate of Completion of Construction Work of "BSR BALAJI ENCLAVE" Building Block – 1&2 Two Blocks of the Building of the Project (TNRERA Registration Number : TN/02/Building/0127/2017) situated on the Plot bearing Survey No. 11/3A, 12/1A, 12/2A, 12/3A, 12/4A, 12/5A of Nerkundram Village, Plot No./Door No. 110/1, Poonamallee High Road, Maduravoyal Taluk, Tiruvallur District demarcated by its boundaries (latitude and longitude of the end points) to the North: River To the South : Property belongs to Ramalinga Reddy & Others in Survey No. 12/1B & OSR Land to the East : Link Road connecting to Poonamallee High Road and Mogappair Road in Survey No. 11/4A to the West VGP Plots of Division: 145, Nerkundram Village, Maduravoyal Taluk, Tiruvallur District, PIN-600107 in measuring 5393.81 sq.mts. area being developed by **M/s. BSR BUILDERS ENGINEERS & CONTRACTORS.**

Sir,

We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of "BSR BALAJI ENCLAVE" Building / Block – 1&2 Two Blocks of the Building of the Project situated on the Plot bearing Survey No. 11/3A, 12/1A, 12/2A, 12/3A, 12/4A, 12/5A of Division: 145, Nerkundram Village, Plot No./Door No. 110/1, Poonamallee High Road, Maduravoyal Taluk, Tiruvallur District PIN.600107. Measuring 5393.81 sq.mts. area being developed by M/s. BSR BUILDERS ENGINEERS & CONTRACTORS.

M. Anushya
Ms. ANUSHYA M.S.S. M. Anon
Registered Architect
Council of Architects
CA/2010/47799
38/74, Bazuliah Road
T. Nagar, Chennai - 600 017

2. Following technical professionals are appointed by M/s BSR BUILDERS ENGINEERS & CONTRACTORS.

- | | |
|--------------------------------|--------------------------|
| i) Ms Anushya M.S.S | as Architect |
| ii) Thiru Viqar Ahmed | as Structural Consultant |
| iii) Thiru M Venkata Subba Rao | as MEP Consultant |
| iv) M Karthikeyan | as Site Supervisor |

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 "BSR BALAJI ENCLAVE" Building / Block – 1&2 Two Blocks of the Building of the Project has been completed in all aspects. "BSR BALAJI ENCLAVE" Building / Block – 1&2 Two Blocks of the Building of the Project is granted Completion Certificate bearing number EC / Central-I / 42 / 2019 dated 05.02.2019 from Chennai Metropolitan Development Authority

Yours Faithfully,


Ms. ANUSHYA M.S.S M. Arch
Registered Architect
Council of Architects
CA / 2010 / 47799
38/74, Bazullah Road

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

ANUSHYA M S S

CA/2010/47799



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No.EC/C-I/2308/2016

Dated: 05-02-2019

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Combined Basement Floor for Block 1 & 2, Block 1: Stilt + 6 floors residential building with 60 dwelling units & Block No.2: Stilt + 7 floors with 56 dwelling units totally 116 dwelling units at Door No.110/1, Poonamallee High Road, Chennai in S.No.11/3A, 12/1A, 12/2A, 12/3A, 12/4A, 12/5A of Nerkundram village, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref: 1. Planning Permission issued in P.P.No. C/PP/MSB/02 A to N/2016 in file No.C3(N)/3661/2012 dated 22.1.2016, Planning Permit No.9047.
2. Coovum river encroachment - NOC issued by Tahsildar, Maduravoyal vide No.2932/2018/AAI dated 17.10.2018.
3. Compliance certificate issued by PWD vide No.DB/T5(3)/F-010987-CC-Nerkundram/2018 dated 14.11.2018.
4. Completion Certificate Application letter dated 7.7.2017
5. This office letter even no. dated 22 -01-2019.
6. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B008859 dated 23.1.2019

This is to certify that Tvl. P. Sugunakara Reddy & E. Bhaskar have constructed Combined Basement Floor for Block 1 & 2, Block 1: Stilt + 6 floors residential building with 60 dwelling units & Block No.2: Stilt + 7 floors with 56 dwelling units totally 116 dwelling units at Door No.110/1, Poonamallee High Road, Chennai in S.No.11/3A, 12/1A, 12/2A, 12/3A, 12/4A, 12/5A of Nerkundram village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. C/PP/MSB/02 A to N/2016 in file No.C3(N)/3661/2012 dated 22.1.2016, Planning Permit No.9047. The building was inspected and observed that the

3. The 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 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.

Received by 5/2/21
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

1. Tvl. P. Sugunakara Reddy
E. Bhaskar
28, Tank Bund Road, BSR Janus, 2nd Floor
Nungambakkam
Chennai 600 034
2. The Principal Secretary to Govt.,
Housing & Urban Dev. Dept.
& Chairman, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA (For Refund of Security Deposit for Building & Display Board)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

- (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.

**Public Works Department
Water Resources Department**

From
Er.P.Jeyaram,B.E.,
Chief Engineer, WRD.,
Chennai Region, PWD.,
Chepauk, Chennai - 5.

**To**
The Member Secretary,
Chennai Metropolitan Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Letter No.DB / T5(3) / F – 010987 - CC – Nerkundram / 2018 / 14.11.2018

Sir,

Sub:- CMDA – Enforcement Cell (Central-I Division) – Completed construction – Residential building consisting of combined basement floor of Block – I & Block 2 + stilt floor + 6 floors (block-I) residential building with 60 dwelling units and stilt floor + 7 floors (block-2) residential building with 56 dwelling units (totally 116 dwelling units) at S.F.No.11/4A, 12/1A, 12/2A, 12/3A, 12/4A & 12/5A of Nerkundram village, Door No.110/1, Poonamallee high road, Chennai - Compliance Certificate on NOC issued by PWD – issued Regarding.

Ref:-

- 1.This office letter No.T5(3) / 17908 / 2006 / 16.03.2007
- 2.The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 letter No.C3 (N) / 3661 / 2012 / 01.12.2014
- 3.The Government Housing & Urban Development department, Chennai – 9 letter No.56 / 30.03.2016 addressed to the Member Secretary, CMDA, Chennai - 8
4. The applicant Thiru.P.Sugunakara Reddy & E.Baskar, C/o.Srinivasa Enterprises, 38/74, Bazullah Road, T.Nagar, Chennai – 17 dated – 23.07.2015
- 5.This office letter No.T1 / 17908 / CMDA / 2006 / 04.08.2015 addressed to the applicant
6. The Executive Engineer, Town Planning Section, Zonal Office (South) / Corporation of Chennai, Adyar, Chennai – 20 letter No.CMDA / WDCN11 / 00042 / 2016 / 31.03.2016
7. This office letter No.T1 / 17908 / CMDA / 2016 / 12.04.2016 addressed to the Executive Engineer, COC, Adyar, Chennai - 20
8. The Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 CMDA Planning permission No.B/Spl. Bldg / 229 (AtoK) / 2010 / 22.06.2010 in file No.B3 / 15235 / 2009 / expires on 21.06.2013
9. Revised MSB Planning permission approval by the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 CMDA Planning permission No.C/PP/MSB/02 (AtoN) / 2016 22.01.2016 in permit No.9047 / in letter No.C3(N) / 3661 / 2012 / expires on 21.01.2019
10. The Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai-8 CMDA Planning permission No.EC / C-I / 2308 / 2016 / 03.09.2018
11. The applicant Thiru.P.Sugunakara Reddy & E.Baskar, C/o.Srinivasa Enterprises, 38/74, Bazullah Road, T.Nagar, Chennai – 17 dated – 05.09.2018
- 12.The Special Chief Engineer, Palar Basin Circle, PWD., WRD., Chennai – 5 letter No.DB / DO – 2 / F – 36 / 2018 / CE / 11.10.2018

With reference to the 1st and 5th letters cited above, the technical opinion along with NOC permission for proposed construction of commercial cum residential building with stilt +4 floors (4blocks) revised proposal for construction of residential apartments of combined

basement floor of block 1 & 2, block 1 stilt + 6 floors, block 2 + 7 floors in S.F.No.11/4A, 12/1A to 5A of Nerkundram village in favour of Thiru.P.Sugunakara Reddy & E.Baskar, C/o.Srinivasa Enterprises, 38/74, Bazullah Road, T.Nagar, Chennai – 17. In this connection the Executive Engineer Town Planning Section, Zonal Office (South) / Corporation of Chennai, Adyar, Chennai – 20 sought for NOC on inundation point of view considering the recent heavy rains vide reference 6th letter cited above. Once again the technical opinion along with NOC permission for proposed construction of commercial cum residential building with stilt +4 floors (4blocks) revised proposal for construction of residential apartments of combined basement floor of block 1 & 2, block 1 stilt + 6 floors, block 2 stilt + 7 floors in S.F.No.11/4A, 12/1A to 5A of Nerkundram village in favour of Thiru.P.Sugunakara Reddy & E.Baskar, C/o.Srinivasa Enterprises, 38/74, Bazullah Road, T.Nagar, Chennai – 17 vide 7th reference letter cited above. Accordingly the CMDA has issued Planning Permission for the proposed Construction of Residential building consisting of combined basement floor of Block – I & Block 2, stilt floor + 6 floors (block-I) residential building with 60 dwelling units and stilt floor + 7 floors (block-2) residential building with dwelling 56 units (totally 116 dwelling units) at S.F.No.11/4A, 12/1A, 12/2A, 12/3A, 12/4A & 12/5A of Nerkundram village, Door No.110/1, Poonamallee high road, Chennai vide 8th and 9th reference cited above.

Now, the applicant Thiru.P.Sugunakara Reddy & E.Baskar, C/o.Srinivasa Enterprises, 38/74, Bazullah Road, T.Nagar, Chennai – 17, had completed the above construction and applied for completion certificate to CMDA on 05.07.2017 based on the CMDA offered for Compliance Certificate of PWD for the above completed construction vide reference 10th & 11th cited above..

The above site was inspected by the field engineers and reported vide 12th cited above, stated that the applicant has completed the construction as well as fulfilled the development activities, as per the Terms & Conditions specified in this office letter vide 5th and 7th reference letter cited above.

Hence, Compliance Certificate of this department is hereby issued as far as the terms and conditions specified by PWD vide letter 5th and 7th cited satisfied in all respects in the completed Construction of Residential building consisting of combined basement floor of Block – I & Block 2, stilt floor + 6 floors (block-I) residential building with 60 dwelling units and stilt floor + 7 floors (block-2) residential building with dwelling 56 units (totally 116 dwelling units) at S.F.No.11/4A, 12/1A, 12/2A, 12/3A, 12/4A & 12/5A of Nerkundram village, Door No.110/1, Poonamallee high road, Chennai in favour of Thiru.P.Sugunakara Reddy & E.Baskar, C/o.Srinivasa Enterprises, 38/74, Bazullah Road, T.Nagar, Chennai – 17.


Chief Engineer, PWD., WRD.,
Chennai Region, Chennai-5.


14/11



BSR BUILDERS

BALAJI ENCLAVE

TUMSE YEDU
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REDMI NOTE 5 PRO
MI DUAL CAMERA

2020/1/7 12:31



REDMI NOTE 5 PRO
MI DUAL CAMERA

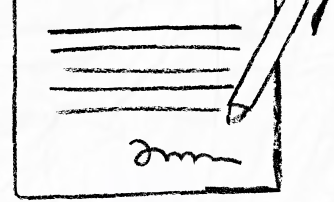
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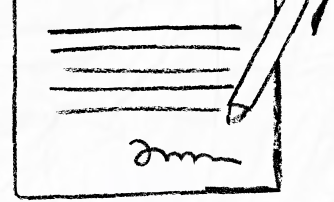
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