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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Casa Grand Builder Pvt. Ltd
Project Name	:	CASAGRANT OLYMPUS
Project Registration No	:	TN/29/Building/0150/2017 dated 27/10/2017
Quarter Ending	:	June, 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area In Sq.Mtr
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	38	6,851.82 ✓
2.	Parking Lots	38	475.00 ✓
3.	UDS Registered in Sq.m.	26	1,308.53 ✓

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	4049.82 ✓

C. Details of Clearances

1. Completion Certificate No - **No**
2. Compliance Report, if any (Kindly Specify) – **N.A**

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

West side view

Masonry work:

Upto Terrace floor completed.

Plaster work:

Upto Terrace floor completed.

Internal Electrical wall chasing work:

Upto Terrace floor completed.

Internal Plumbing work:

Upto Terrace floor completed.

Internal Fire fighting work:

Upto Terrace floor completed.



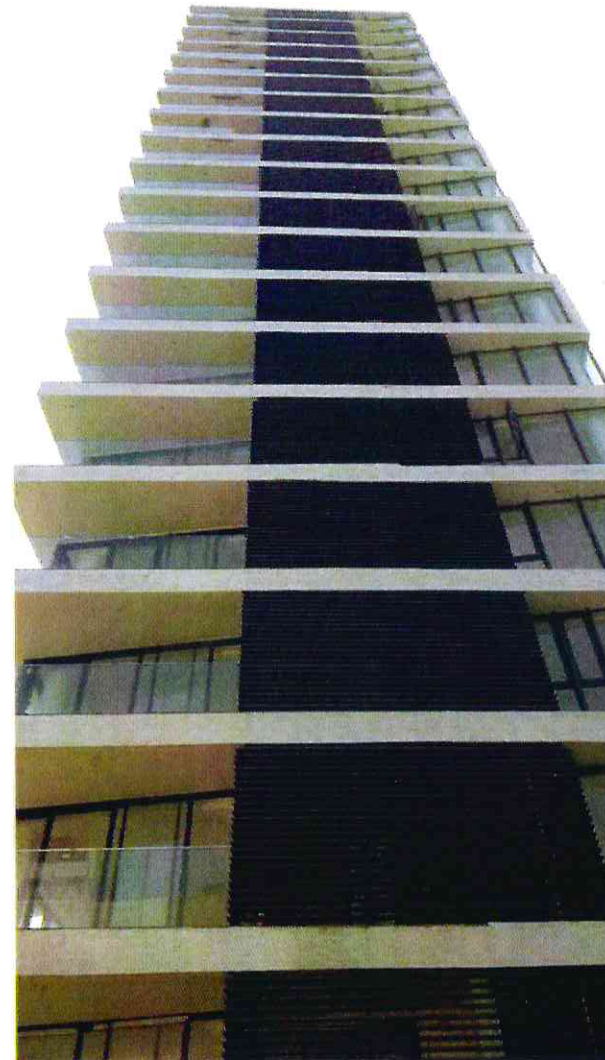
North side view

Main Flooring (Tile) work:
19th floor completed.

Main Flooring (Marble) work:
19th floor completed.

Terrace water proofing work:
completed.

Terrace flooring work:
completed

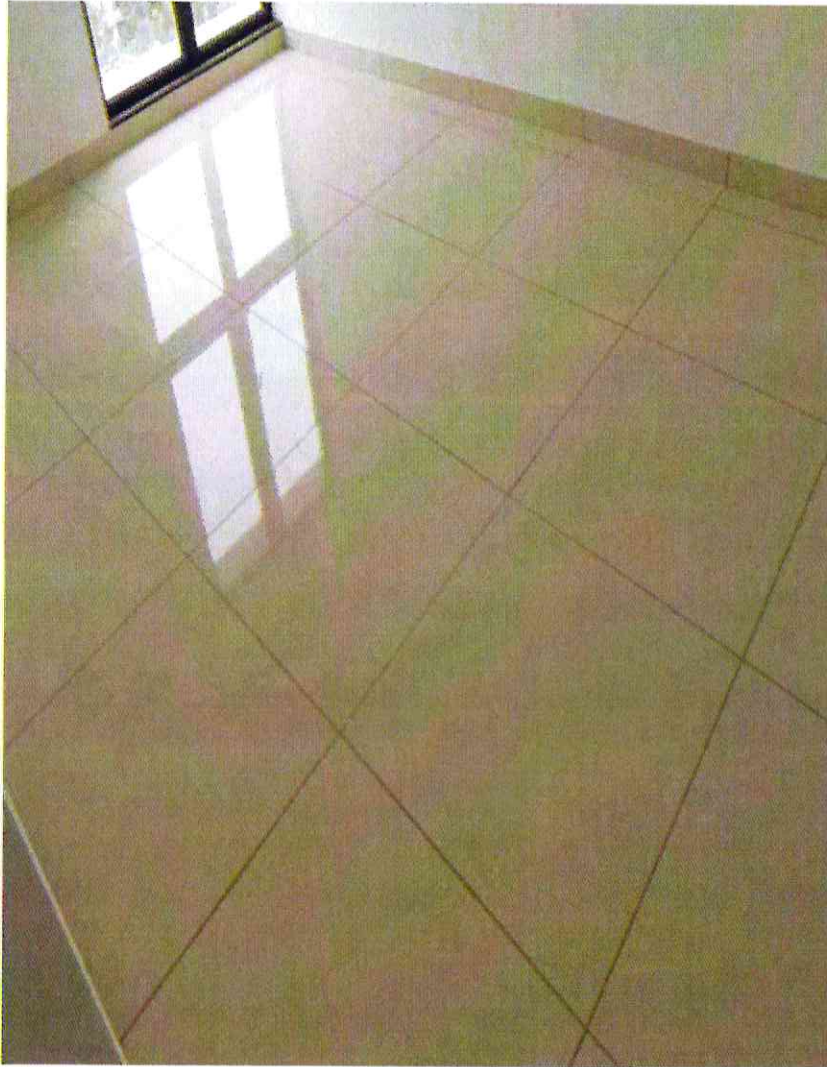


East side view



CASAGRANT
building aspirations

CASAGRANT
OLYMPUS
MANDAVELI



35

CASAGRANT
building aspirations

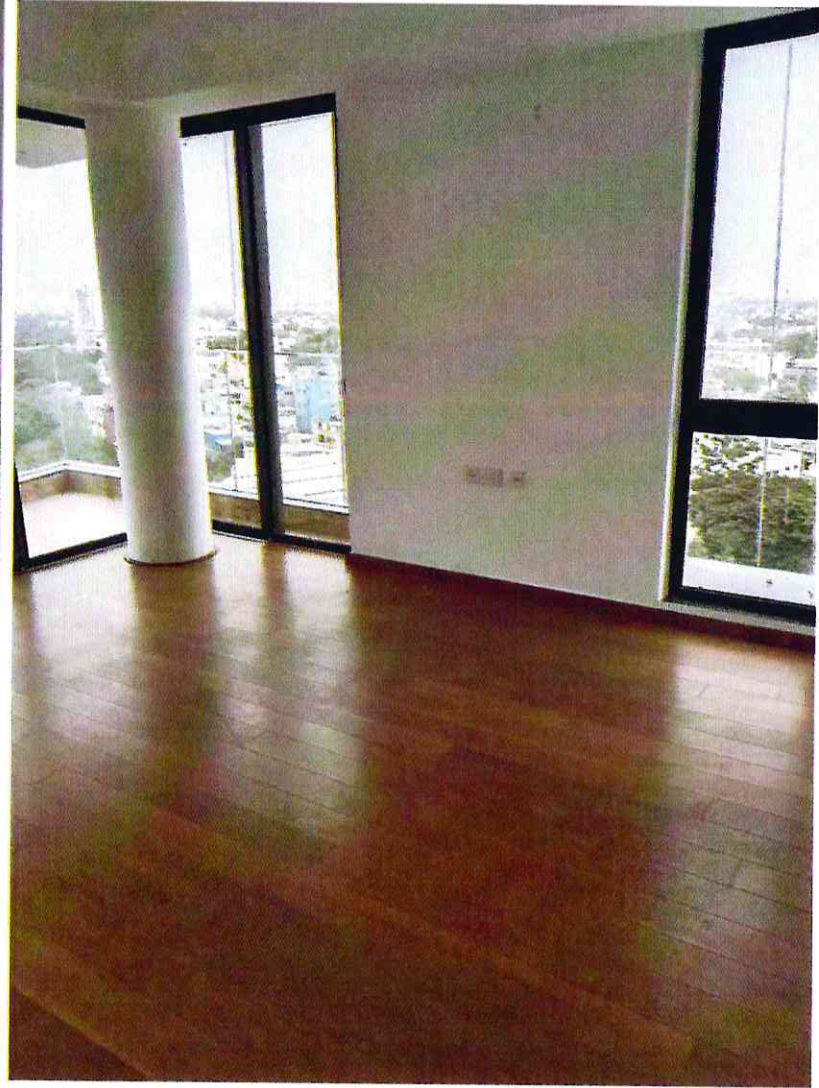
CASAGRANT
OLYMPUS
MANDAVELI





CASAGRANT
building aspirations

CASAGRANT
OLYMPUS
MANDAVELI



CASAGRAN
building aspirations

CASAGRAN
OLYMPUS
MANDAVELI







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, No.75, Santhome High Road,
MRC Nagar, R.A. Puram,
Chennai-600 028.

Letter No. CMDA/CC/HRB/S/0010/2021

Dated: 31-03-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Basement Floor + Stilt floor + 19 floors residential building with 38 dwelling units at Door No.31 South Canal Bank Road, Chennai 600 028 bearing in R.S. No.4311/208, Block No.97 of Mylapore village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB/39(A to B)/2017, Permit No.11167 in file No.C3(S)/15229/2016 dated 23.9.2017
 - 2) Completion Certificate Application from M/s. Casa Grande Pvt. Ltd. (GPA) dated 18.01.2021
 - 4) Compliance Certificate issued by DF&RS in letter No.D.Dis. No.12916/C1/2020 in C.C. No.47/2020. dated 23.12.2020
 - 5) This office letter even No. dated 08.03.2021.
 - 6) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0018862 dated 19.03.2021.

This is to certify that M/s. Casa Grande Pvt. Ld. (GPA) have Basement Floor + Stilt floor + 19 floors residential building with 38 dwelling units at Door No.31 South Canal Bank Road, Chennai 600 028 bearing in R.S. No.4311/208, Block No.97 of Mylapore village, within the limit of Greater Chennai Corporation sanctioned vide Planning Permission No. C/PP/MSB/39(A to B)/2017, Permit No.11167 in file No.C3(S)/15229/2016 dated 23.9.2017. 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/ 082 /2021 dated 31-03-2021.

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

Copy to:

✓ M/s. Casa Grande Pvt. Ld. (GPA)
NPL Devi
5th Floor
New No.111, Old No.59
LB Road
Thiruvanmiyur, Chennai 600 041

2. The Chairperson,
TNRERA, CMDA Tower-II, 1st
Floor,
Egmore, Chennai – 600 008

(TNRERA registration certificate No.TN/01/Building /0150/2017 dated 12.10.2017 in File No.TNRERA/545/2017 dated 27.10.2017, Valid till 13.10.2020. As per TNRERA circular dated 5.2.2021. further extension upto 13.04.2021)

3. The Deputy Financial Analyst,
Finance Division, CMDA

(For refund of Security Deposit for Building 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.

KURIAN GEORGE
A R C H I T E C T

FORM-4

ARCHITECT'S CERTIFICATE
(Issued on completion of the Building)

Date: 13.10.2021

To,

Tamil Nadu Real Estate Regulatory Authority
Door no.1a, 1st floor,
Gandhi Irwin bridge road,
Egmore, Chennai - 600008

Thru -

M/s. Casagrand Builder Pvt Ltd.,
NPL Devi, No.111, Old No.59,
L.B.Road, Thiruvanmiyur, Chennai.

**SUBJECT: Certificate of Completion at Construction of Residential
Building of Basement Floor + Stilt Floor + 19 Floors with 38
Dwelling Units in S.No.4311/208, Block No.97 of Mylapore
Village, Door No.31, South Canal Bank Road, Mandaveli,
Chennai-28.**

Sir,

1. I **KURIAN GEORGE** have undertaken assignment as Architect and Certifying the Completion of Construction Work of Basement Floor + Stilt Floor + 19 Floors with 38 Dwelling Units, of the project **CASAGRANT OLYMPUS** [TN/29/Building/0150/ /2017 dated 27/10/2017] situated at, Door No.31, R.S.No.4311/208, Block No.97 of Mylapore Village, South Canal Road, Mandaveli, Chennai – 600 028 and measuring **1917 sq.mts** plot area been developed by [M/s. Casagrand Builder Private Limited.,]


KURIAN GEORGE, ARCHITECT
CA/92/14752
1, DR. GURUSWAMY ROAD,
CHETPET, CHENNAI - 600 031.
TEL : +91 44 42859335

2. The Technical professionals appointed by Owner / Promoter are:

- (i) Mr. Kurian George as - Architect ;
- (ii) Mr. Amarnath. R. Boraiah as Structural Consultant
- (iii) M/s Balu & Associates as MEP Consultant
- (iv) Mr. Siva 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 Construction Work of Basement Floor + Stilt Floor + 19 Floors with 38 Dwelling Units, of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

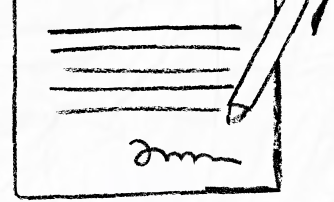
Yours Faithfully



KURIAN GEORGE, ARCHITECT
CA/92/14752
1, DR. GURUSWAMY ROAD,
CHETPET, CHENNAI - 600 031.
TEL : +91 44 42859335

KURIAN GEORGE

Architect with (License No: RA/Gr.I/19/12/406)



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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



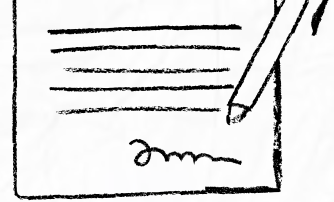
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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