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Project - Quarterly Progress Report

Promoter's Name	:	KIMBERLEY BUILDERS
Project Name	:	VGN ROYALE
Project Registration No	:	TN/02/BUILDING/0190/2017
Quarter Ending	:	UPTO 30 TH JUNE 2023

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)	LIST ENCLOSED (232 UNITS)	AREA DETAILS ENCLOSED
2.	Parking Lots	232	
3.	UDS Registered in Sq.m.	232	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	-	CC obtained
2.	Status of common Amenities for each Block/Tower, Item wise	-	COMPLETED

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

C. Details of Clearances

1. Completion Certificate No. **ATTACHED** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) -----NA----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 -- **ATTACHED**

D. Latest Photo with Date (Atleast from 2 angles) -ATTACHED- (in PDF Format)

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

FORM – 4

ARCHITECT'S CERTIFICATE

To

Date: 31-07-2023

Kimberly Builders,
No.333, Poonamallee High Road,
Amaindakarai, Chennai – 600 029.

Subject:

1. Certificate of Completion of Construction work for the Residential building named as "Block -1"- Construction of BF + Stilt Floor (part) + 4 Floors residential building with 232 dwelling units at S. No. 7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward -G of Viliinjambakkam Village, Chennai, within the limit of Avadi Corporation, Chennai&
2. Certificate of Completion of Construction work for the (Block-6) of Ground Floor + 3 floors Club House(Second floor and Third floor - Community Hall) building at S. No. 7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/ 1, Block No.21, Ward - G of Viliinjambakkam Village, Chennai, within the limit of Avadi Corporation, Chennai

TNRERA registration No.TN/02 / Building/0190 /2017 in Lr. No. TNRERA/386/2017 Dt.:17/11/2017 .First extension of registration granted vide Form-F Lr.No. TNRERA/I 944/2018, dated 05.07.2018.Second extension of registration granted vide Form-F Letter No.TNRERA/2621/2019, Dated 04.06.2019, Third extension of registration granted vide Form-F Letter No.TNRERA/3238/2020 Dated 27.08.2020. Fourth extension of registration granted vide Form F Letter No.2253/2022 dated 13.05.2022.Fifth extension of registration granted vide Form F Letter No.9783/2022 dated 01.07.2022.

Sir,

1. I have undertaken assignment as Architect of Certifying completion of Construction work for the residential building named as
 - a. "Block -1"- BF + Stilt Floor (part) + 4 Floors residential building with 232 dwelling units at S. No. 7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/ 1, Block No.21, Ward - G of Viliinjambakkam Village, Chennai, within the limit of Avadi Corporation, Chennai being developed by Kimberley Builders.

R. SATHYANARAYANA, B.Arch., A.I.I.A.,
Architect

- b. Block-6 of Ground Floor + 3 floors Club House (Second floor and Third floor - Community Hall) building at S. No. 7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/ 1, Block No.21, Ward - G of Vilinjambakkam Village, Chennai, within the limit of Avadi Corporation, Chennai being developed by Kimberley Builders.
2. Following technical professionals are appointed by Promoter:
- a) Thiru. R.Sathyanarayana as Architect
 - b) Thiru.T.Venkatasundaram as Structural Engineer
 - c) Thiru K. Muralidharanas Site Engineer/ Supervisor
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that the project "Block - 1"- has been completed in all aspects and is granted Completion Certificate Bearing No: C.C.No.EC/North-II/157/2020 dated 05-09-2020 & "Block -6"- has been completed in all aspects and is granted Completion Certificate Bearing No:C. C.No. EC/North-II/ 331/2022 dated 10 -10-2022

Yours faithfully,


R. SATHYANARAYANA, B.ARCH., A.I.I.A.
REGISTERED ARCHITECT
COUNCIL OF ARCHITECTURE
CA/86/9895
No:55 (OLD U-12) 4th MAIN ROAD,
ANNA NAGAR, CHENNAI - 600 040



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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1st PARTIAL 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 Commissioner,
Corporation of Avadi,
Avadi, Chennai-600 054

Letter No. EC/N-II/15058/2019
Sir,

Dated:05 -09-2020

Sub: CMDA – Enforcement Cell (North-II) - Construction of Group Development of Basement Floor + Stilt floor + 4 floors of Block-1 residential building with 232 dwelling units at S.No.7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward - G of Vilingiambakkam Village, Chennai, within the limit of Avadi Corporation – 1st Partial Completion Certificate– Issued - Reg.

- Ref:**
1. Planning Permission was issued in P.P. No. B/Spl.Bldg/177 - 1 to 28/2014 in letter No.B3/6579/2012 dated 19.06.2014 in Planning Permit No.8783.
 2. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd Floor, Panagal Maaligai, No.1 Jeenis Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.2710/EC/8(a)/463/2014 dated 17.05.2016.
 3. Compliance report of Environment Clearance issued by the Govt. of India Ministry of Environment, Forests & Climate Change, Regional Office (South Eastern Zone), Nungambakkam Chennai-34 in letter No.F.No.EP/12.1/2019-20/SEIAA/14/TN/1137 dated 16.07.2019 for Block-1.
 4. Compliance Certificate was issued by DF&RS, District Officer, Chennai, Sub-urban District, vide O.Mu.No.10062/A2/2019, Compliance Certificate No.2792/2019, dated 16.08.2019
 5. Renewal of Planning Permission was issued in P.P. No. B/Spl.Bldg/217 - 1 to 28/2019 in letter No. EC/N-II/8402/2019 dated 27.08.2019 in Planning Permit No.12700.
 6. Applicant's 1st partial Completion Certificate application has been received for Block - 1 on 09.09.2019.
 7. This office letter dated 20.08.2020 addressed to the applicant.
 8. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0017040 dated 21.08.2020.

//pto//

M/s Kimberly Builders Rep. by its Managing Partner Mr.V.N.Devadoss have obtained Planning Permission for the Group Development of Residential/Commercial building of 4 Blocks (1, 3, 4, 5) of BF + Stilt Floor + 4th Floors residential building, 1 Block (Block – 2) of BF + Stilt Floor (part) + GF (part) + 3 Floor + 4th Floor (part) residential/Commercial building (Shop, Vegetable & Fruit shop, service and repair shop) with 1290 dwelling units and another 1 Block (Block – 6) of GF + 3 Floors Club House (SF and TF – Community Hall) at S.No.7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward - G of Vilinjiambakkam Village, Chennai, within the limit of Avadi Municipality in the reference 1st cited and renewal of Planning Permission issued for the same site under reference in the reference 4th cited.

2. Now in the reference 6th cited, 1st partial Completion Certificate application received from the applicant **M/s Kimberly Builders Rep. by its Managing Partner Mr.V.N.Devadoss** for the construction of Group Development of Basement Floor + Stilt floor + 4 floors of Block-1 residential building with 232 dwelling units at S.No.7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward - G of Vilinjiambakkam Village, Chennai, within the limit of Avadi Corporation sanctioned in Planning Permission No. B/Spl.Bldg/177 - 1 to 28/2014 in letter No.B3/6579/2012 dated 19.06.2014 in Planning Permit No.8783 and renewal of Planning Permission was issued in P.P. No. B/Spl.Bldg/217 - 1 to 28/2019 in letter No. EC/N-II/8402/2019 dated 27.08.2019 in Planning Permit No.12700 and it was inspected and observed that the building has been completed and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

3. Accordingly 1st Partial Completion Certificate is issued for the above construction in C.C.No.EC/North-II/157/2020 dated 05-09-2020.

4. The 1st partial 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

Yours faithfully,


for **MEMBER-SECRETARY**

//3//



Copy to:

- ✓ 1 **M/s. Kimberly Builders**
Rep. by its Managing Partner
Mr. V.N. Devadoss
No.333, Poonamallee High Road
Amaindakarai, Chennai – 600 029
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



BY RPAD

2nd PARTIAL 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 Commissioner,
Avadi City Municipal Corporation,
Avadi,
Chennai-600 054

Letter No.CMDA/CC/NHRB/N-II/268/2022

Dated: 10.10.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Group Development of one Block (Block-6) of Ground Floor + 3 floors Club House (Second floor and Third floor – Community Hall) building at S.No.7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward - G of Vilinjiambakkam Village, Chennai, within the limit of Avadi City Municipal Corporation, Chennai – 2nd Partial Completion Certificate– Issued - Reg.

Ref:

1. Planning Permission was issued by CMDA in P.P. No. B/Spl.Bldg/177 - 1 to 28/2014 in letter No.B3/6579/2012 dated 19.06.2014 in Planning Permit No.8783.
2. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd Floor, Panagal Maaligai, No.1 Jeenis Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.2710/EC/8(a)/463/2014 dated 17.05.2016.
3. Renewal of Planning Permission was issued by CMDA in P.P. No. B/Spl.Bldg/217 - 1 to 28/2019 in letter No. EC/N-II/8402/2019 dated 27.08.2019 in Planning Permit No.12700.
4. 1st Partial Completion Certificate issued in Letter No.EC/N-II/15058/2019 in CC No.EC/North -II/157/2020 dated 05.09.2020.
5. Applicant's 2nd partial Completion Certificate Application letter received on 14.08.2022 for Block - 6.
6. This office letter dated 28.09.2022 addressed to the applicant.
7. Applicant letter dated 30.09.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B-0022246, dated 30.09.2022.

M/s Kimberley Builders Rep. by its Managing Partner Mr.V.N.Devadoss have obtained Planning Permission for the Group Development of Residential/Commercial building of 4 Blocks (1, 3, 4, 5) of BF + Stilt Floor + 4th Floors residential building, 1 Block (Block – 2) of BF + Stilt Floor (part) + GF (part) + 3 Floor + 4th Floor (part) residential/Commercial building (Shops, Vegetable & Fruit shop and repair shops) with 1290 dwelling units and another 1 Block

/pto/

(Block – 6) of GF + 3 Floors Club House (Second Floor and Third Floor – Community Hall) at S.No.7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward - G of Viliinjambakkam Village, Chennai, within the limit of Avadi Municipality in the reference 1st cited and renewal of Planning Permission issued for the same site under reference in the reference 3rd cited.

2. In the reference 4th cited, 1st partial Completion Certificate was issued for the completed construction of Group Development of Basement Floor + Stilt floor + 4 floors of Block-1 residential building with 232 dwelling units. In the ref. 5th cited, 2nd Partial Completion Certificate Application received for Block -6.

3. This is to certify that **M/s Kimberley Builders Rep. by its Managing Partner Mr.V.N.Devadoss** have constructed Group Development of one Block (Block-6) of Ground Floor + 3 floors Club House (Second floor and Third floor – Community Hall) building at S.No.7/1, 2A1pt, 21/2, 21/3, 22/2A, 22/2B, 22/2C, 24, 25/1, 25/2, 26/1, 26/2, 27, 28/2A, 35/5Apt, 35/5B, 35/6 and 36, T.S. No.11/1, 11/12, 18/2, 18/3, 18/16, 18/17 and 19/1, Block No.21, Ward - G of Viliinjambakkam Village, Chennai, within the limit of Avadi City Municipal Corporation, Chennai sanctioned in Planning Permission No. B/Spl.Bldg/177 - 1 to 28/2014 in letter No.B3/6579/2012 dated 19.06.2014 in Planning Permit No.8783 and renewal of Planning Permission was issued in P.P. No. B/Spl.Bldg/217 - 1 to 28/2019 in letter No. EC/N-II/8402/2019 dated 27.08.2019 in Planning Permit No.12700 and it was inspected and observed that the building has been completed and satisfies the Norms for issue of Partial Completion Certificate approved by the Monitoring Committee.

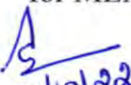
4. Accordingly 2nd Partial Completion Certificate is issued for the above construction in C.C.No.EC/North-II/ 331 /2022 dated 10-10-2022.

5. The 2nd partial 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.

6. Further the applicant has been requested to apply fresh Planning Permission for the remaining 4 Blocks, (Block Nos. 2 to 5) to CMDA.

Yours faithfully,

 10/10/22
for MEMBER-SECRETARY

 10/10/22

- 1 M/s Kimberley Builders, (With a request to obtain consent to operate (CTO) as
Rep. by its Managing Partner, per applicable rules from TNPCB)
Mr.V.N.Devadoss
No. 333, Poonamallee High
Road,
Amaindakarai,
Chennai-600029.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge
Road,
Egmore, Chennai-8.
TNRERA registration certificate of project Form 'F'
No.TNRERA/9783/2022 and earlier Form 'C' No.
TN/02/Building/0190/2017 in letter
No.TNRERA/386/2017 Dt. 17.11.2017 first extension
of registration granted vide Form – F Lr. No.
TNRERA/1944/2018 dated 05.07.2018 second
extension of registration granted vide Form – F Lr. No.
TNRERA/2621/2019 dated 04.06.2019, third extension
of registration granted vide Form – F Lr. No.
TNRERA/3238/2020 dated 27.08.2020. Fourth
extension of registration granted vide Form – F Lr. No.
TNRERA/2253/2022 dated 13.05.2022. The registration
shall be **valid up to 31.12.2022.**
3. The Deputy Financial Analyst, (Partial CC. Refund of SD for building, STP & DB does
Finance Division, CMDA, not arise)
Chennai.
4. The System Analyst, Computer
Cell, CMDA, (to update
Webpage)

COMPLETED SITE PHOTOS OF “**BLOCK -1** ” AT
VILINJIAMBAKKAM, AVADI, CHENNAI.



EB PANEL

COMPLETED SITE PHOTOS OF “**BLOCK -1** ” AT
VILINJIAMBAKKAM, AVADI, CHENNAI.



LIFT

COMPLETED SITE PHOTOS OF “**BLOCK -6** ” AT
VILINJIAMBAKKAM, AVADI, CHENNAI.



EB PANEL



LIFT





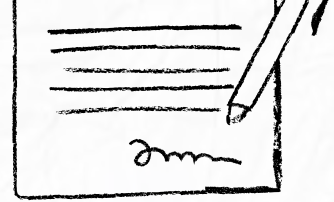


1.1 Ft 95

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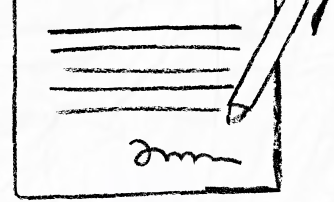
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