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Project - Quarterly Progress Report

Promoter's Name	:	M/S. CASA GRAND BUILDER PVT. LTD.,
Project Name	:	CASAGRANF FERNs
Project Registration No	:	TN/01/Building/0026/2017 dated 21/08/2017
Quarter Ending	:	31 st December 2019

A. Sales

S.No	Description	Nos.		Total Area (Sq.m)
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	Type	Sold	Area
		2 BHK	84	9920.38
		2.5 BHK	28	3116.69
		2BHK (S)	55	3211.35
		3 BHK 2T	60	6387.59
		3 BHK 3T	59	6730.96
2.	Parking Lots	286		3575
3.	UDS Registered in Sq.m	250		12906.26

B. Construction

S.No	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block No	Project status
		A	Handing over Completed
		B	Handing over Completed
		C	Handing over Completed
		D	Handing over Completed
		E	Handing over Completed
		F	Handing over Completed
		G	Handing over Completed
		Club house	Handing over Completed
		External	Handing over Completed
			External Development Completed

For M/S. CASA GRAND BUILDER PVT. LTD.,


 Authorized Signatory

C. Details of Clearances

1. Completion Certificate - **Enclosed**
2. Annual Audit Report of Special Account in Form 7 **Already Submitted**

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

For M/S. CASA GRAND BUILDER PVT. LTD.,


Authorized Signatory



OSR AREA



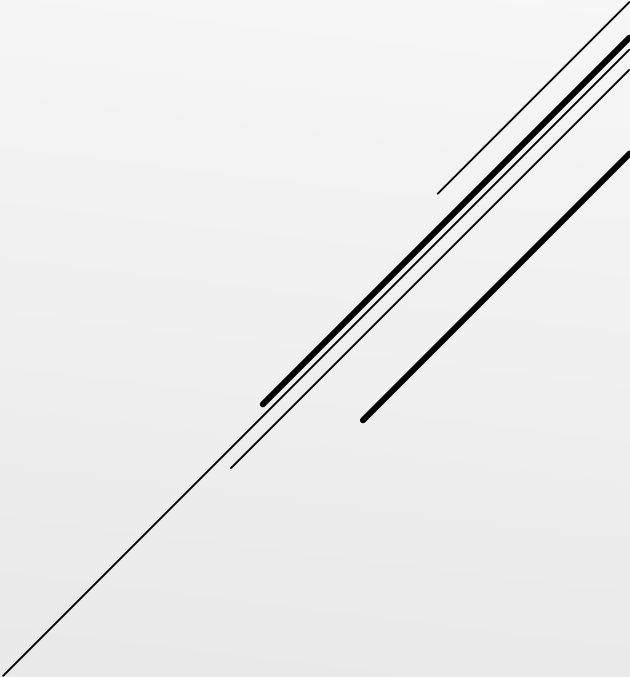
OSR AREA



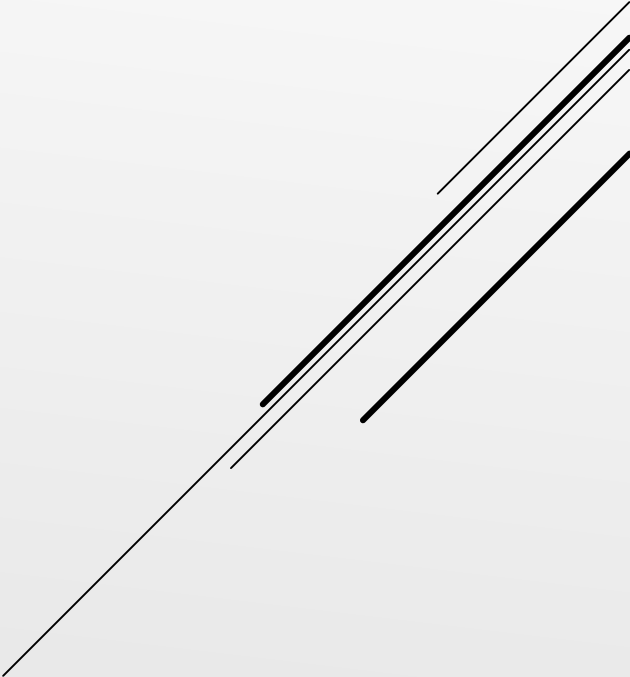
OSR AREA



CORRIDOR



CORRIDOR



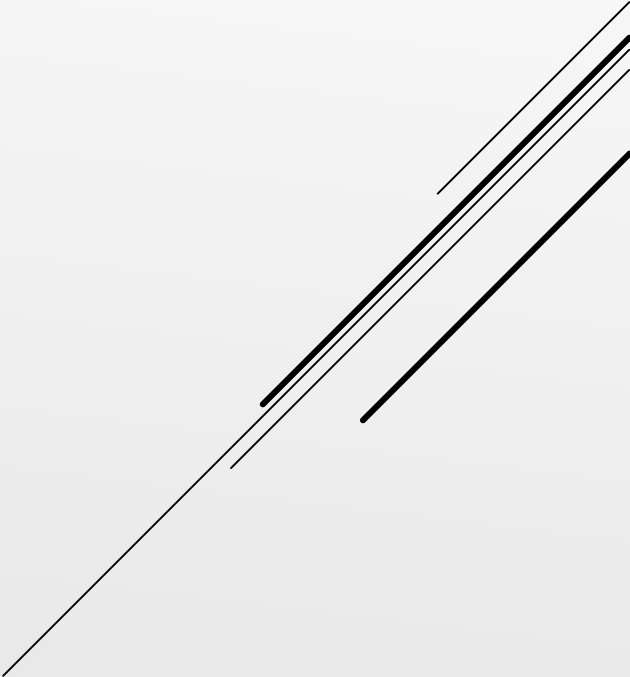
STAIRCASE



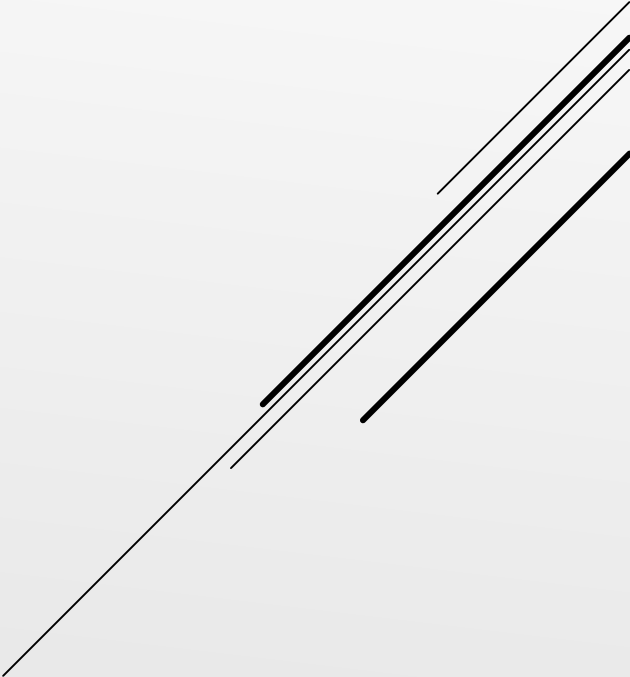
LOBBY



LOBBY



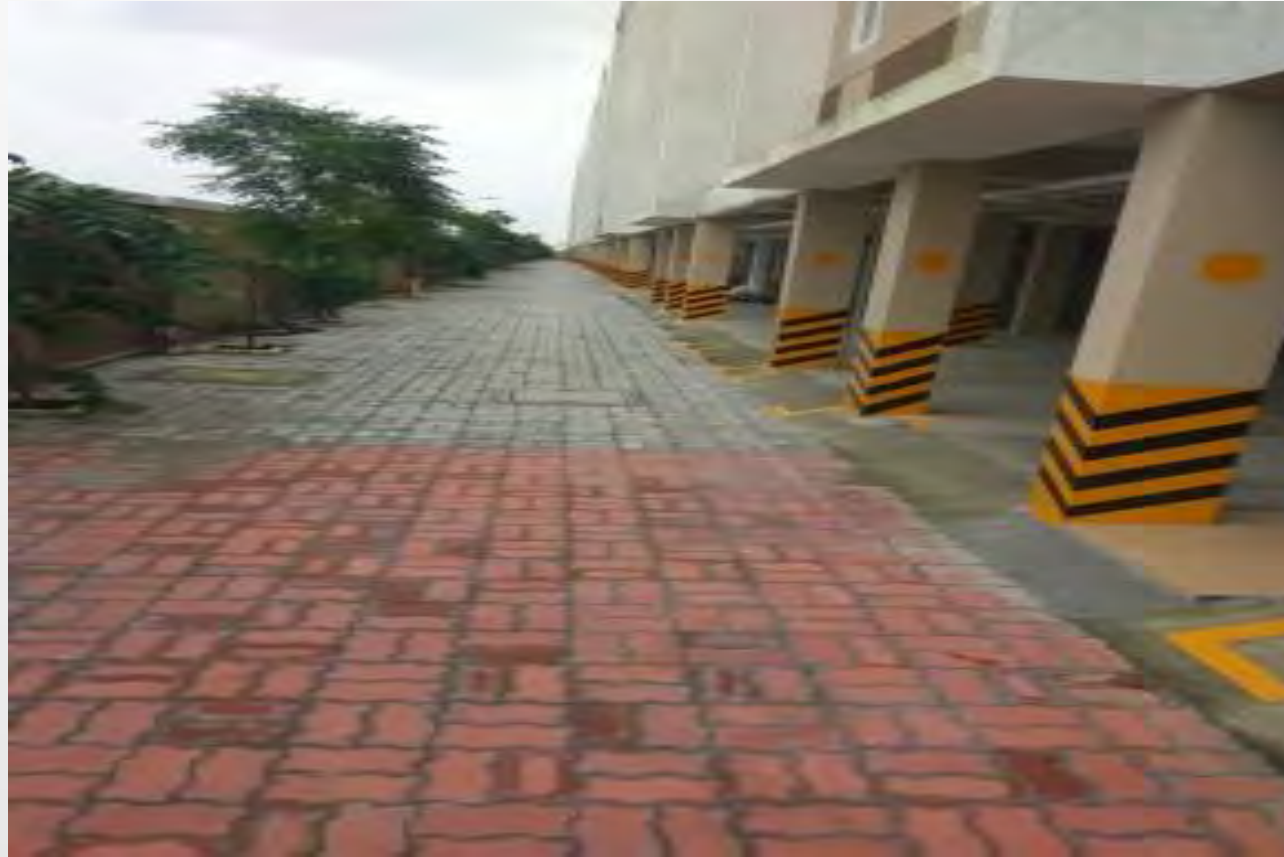
LOBBY



ENTRANCE ARCH



PAVER BLOCK



PAVER BLOCK



CLUB HOUSE EXTERNAL



CLUB HOUSE - INTERNAL



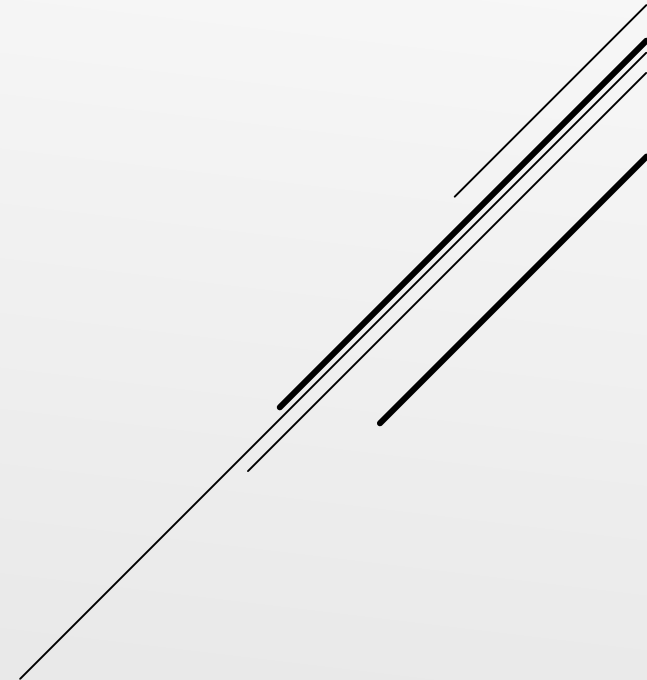
CLUB HOUSE - INTERNAL



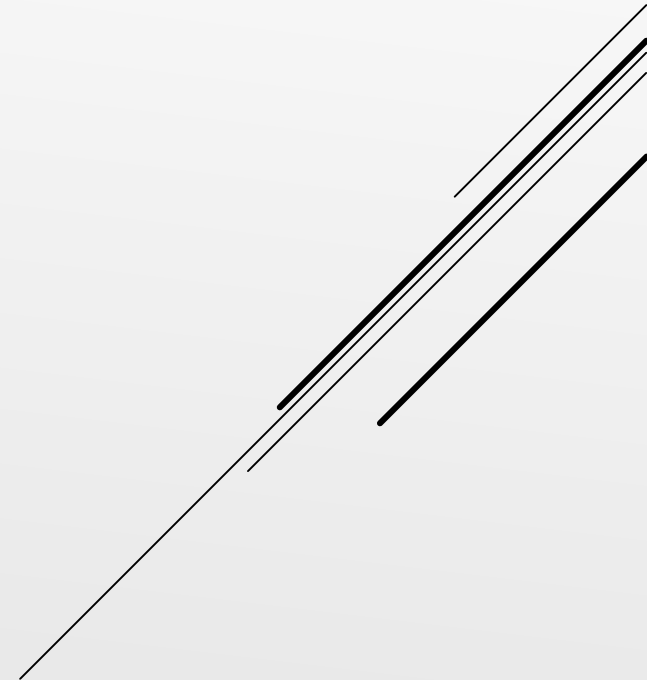
CLUB HOUSE - GYM



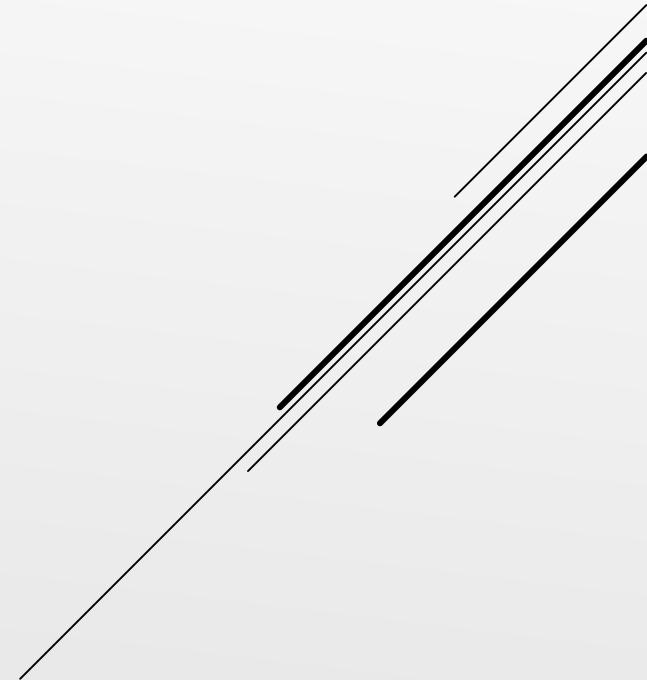
CLUB HOUSE - INTERNAL



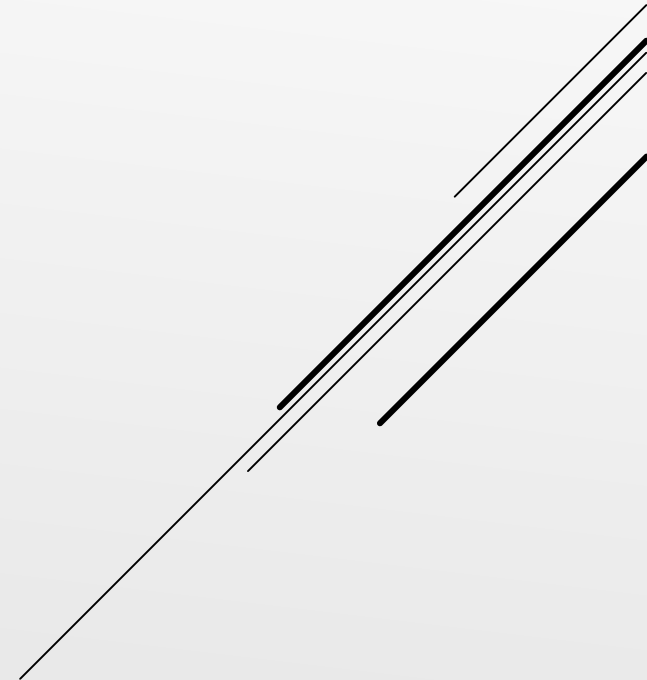
CLUB HOUSE - INTERNAL



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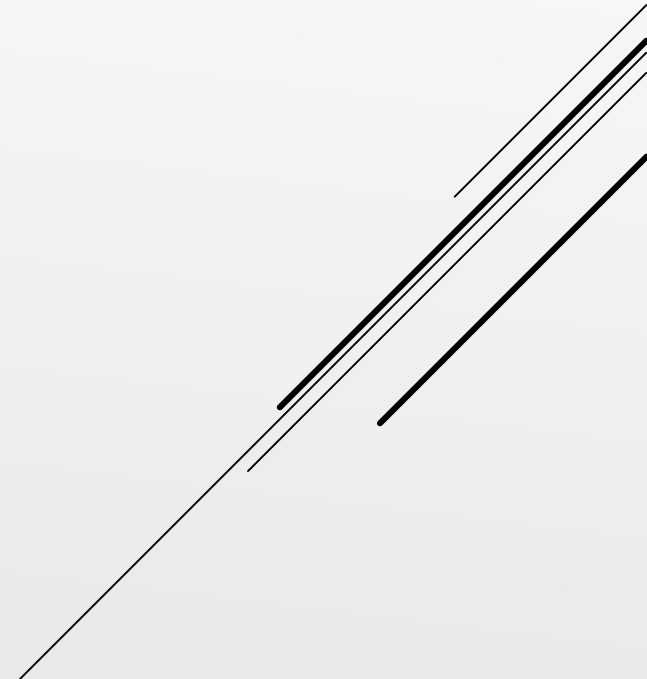
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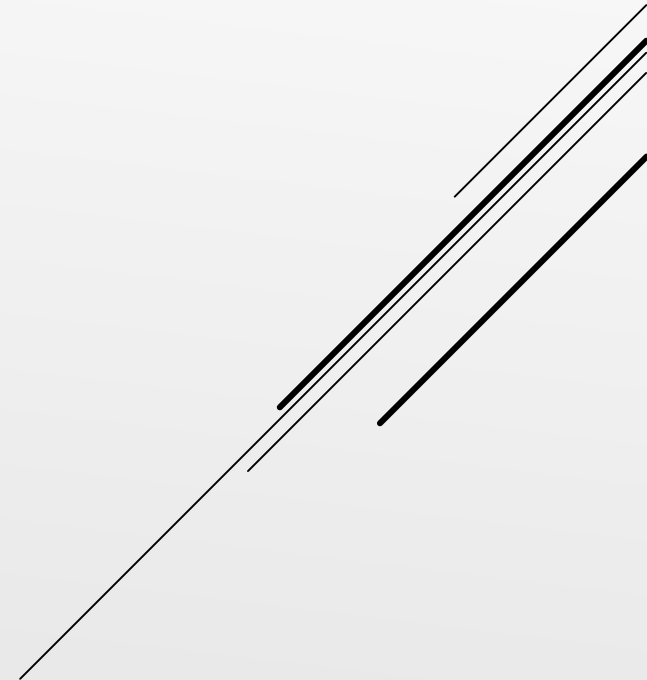
CLUB HOUSE - INTERNAL



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CLUB HOUSE - INTERNAL



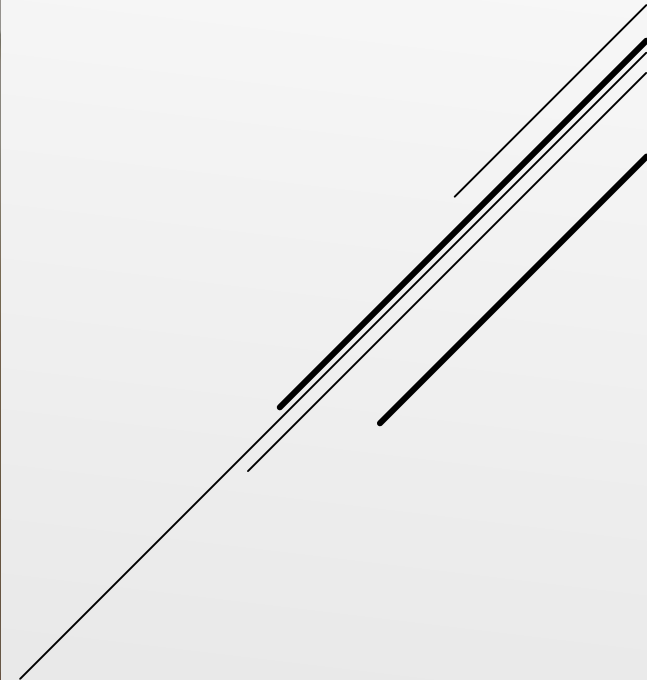
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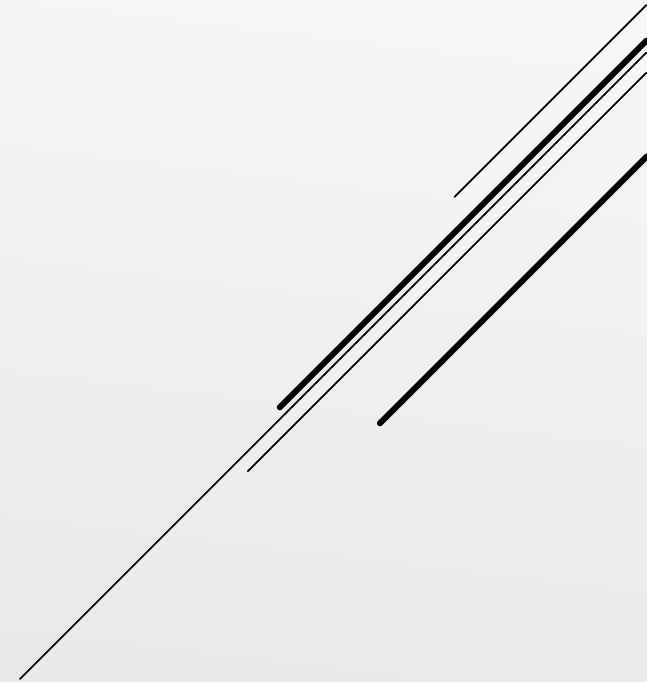
CLUB HOUSE - INTERNAL



CLUB HOUSE - INTERNAL



CLUB HOUSE - INTERNAL





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary, Chennai Metropolitan Development Authority, "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008	1) The Chairman, TNEB, Anna Salai, Chennai-600 002. 2) The Executive Officer, Perungalathur Town Panchayat, Perungalathur

Letter No.EC/S-II/12838/2019

Dated: 11-10-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor + 4 Floors Residential Building with 288 Dwelling Units (including 56 LIG Dwelling Units) at S.No386/3B1, 386/3B2, 386/3B3, 386/3B4, 386/3B5, 386/3B6, 386/3B7, 386/3B8 & 386/3B9 of Perungalathur Village within Perungalathur Town Panchayat limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/Spl.Bldg./90 A to I/2017 Permit No.11334 in letter No. B1/10370/2016 dated 27.03.2017
 - 2) EIA Compliance Report issued by Director (S), MoEF in letter F.No.EP/12.1/SEIAA/2018-19/20/TN/1172 dated 18.07.2019.
 - 3) Completion Certificate Application from M/s. Casa Grande Pvt. Ltd., & Casa Grande Civil Engineering Pvt. Ltd., dated 30.07.2019
 - 4) Compliance Report issued by PWD in letter No.DB/T5(3)/F-CC – 008361Perungalathur /2015 dated 20.09.2019.
 - 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0014353 dated 10.10.2019

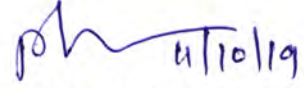
This is to certify that M/s. Casa Grande Pvt. Ltd., & Casa Grande Civil Engineering Pvt. Ltd., have constructed Stilt Floor + 4 Floors Residential Building with 288 Dwelling Units (including 56 LIG Dwelling Units) at S.No386/3B1, 386/3B2, 386/3B3, 386/3B4, 386/3B5, 386/3B6, 386/3B7, 386/3B8 & 386/3B9 of Perungalathur Village within Perungalathur Town Panchayat limit sanctioned vide Planning Permission No.B/Spl.Bldg./90 A to I/2017 Permit No.11334 in letter No. B1/10370/2016 dated 27.03.2017. 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-II/266/2019, dated 11-10-2019.

p.t.o.,

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:

- ✓ 1. M/s. Casa Grande Pvt. Ltd., & Casa Grande Civil Engineering Pvt. Ltd.,
NPL Devi, New No.111, Old No.59, L.B. Road,
Thiruvanmiyur, Chennai – 600 041
2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst
Finance Division, CMDA (For refund of Security Deposit for Building, STP
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.

FORM-4

ARCHITECT'S CERTIFICATE

(Issued on completion of the Building)

Date: 01/11/2019

To,

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

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

Subject: Certificate of Completion of Construction of Residential Development - Stilt Floor+ 4 Floors Residential Building with 288 Dwelling Units of the project CASAGRAN FERN [TN/01/Building/0026/2017 dated 21/08/2017] situated on the S.No. 386/3B1, 386/3B2, 386/3B3, 386/3B4, 386/B5, 386/B6, 386/B7, 386/B8 and 386/B9 of Perungalathur Village, Tambaram Taluk, Kancheepuram District.

Sir,

I S.Muralidharan have undertaken assignment as Architect and Certifying the Completion of Construction Work of Residential Development - Stilt Floor+ 4 Floors Residential Building with 288 Dwelling Units of the Building situated on the plot bearing S.No. 386/3B1, 386/3B2, 386/3B3, 386/3B4, 386/B5, 386/B6, 386/B7, 386/B8 and 386/B9 of Perungalathur Village, Tambaram Taluk, Kancheepuram District and plot measuring area is **16174.9 sq.mts** and total build up area of **34494.77sq.mts** been developed by [M/s. Casagrand Builder Pvt. Ltd.,]

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

- (i) Mr. S.Muralidharan as Architect;
- (ii) M/s Universal Consultant – Mr. Suresh as Structural Consultant
- (iii) M/s Optimal as MEP Consultant
- (iv) Shri Mr. Anandan 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 Residential Development - Stilt Floor+ 4 Floors Residential Building with 288 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. The Building Residential Development - Stilt Floor+ 4 Floors Residential Building with 288 Dwelling Units is granted Completion Certificate bearing **C.C.No.EC/South-II/266/2019**, dated **11/10/2019** issued by (CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY)

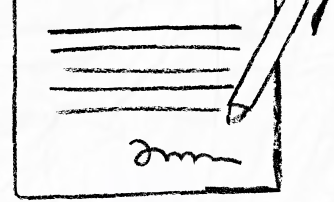
Yours Faithfully

Signature,

Name (S.MURALIDHARAN)

Architect with (License No: CA / 2003 / 31585)

S. MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No. CA / 2003 / 31585
No: 53A/3, Amaravathy Nagar 3rd East
Cross St., Arumbakkam, Chennai-600 106



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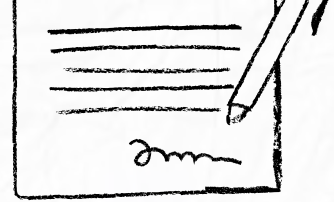
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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