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3/350/2 Mettukuppam,
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Project - Quarterly Progress Report

Promoter's Name	NAVIN HOUSING & PROPERTIES (P) LTD
Project Name	STARWOOD TOWERS
Project Registration No	TN/01/Building/0150/2018
Quarter Ending	September /2019

A. Sales

Sl. No.	Description	No.	Total Area (In Sq.m)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	5	536.22
2.	Parking Lots	5	-
3.	UDS Registered in Sq.m.	-	129.13

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	STAGE OF CONSTRUCTION :	A1	
	a) Basement	A1	Completed
	b) Stilt floor	A1	Completed
	c) First Floor to Fourteenth Floor	A1	1. Structural work (Roof and Wall) completed. 2. Joinery fixing Completed. 3. Internal painting work Completed.
	d) Terrace	A1	1. Parapet wall Work completed 2. Structural work completed
	STAGE OF CONSTRUCTION :	A2	
	a) Basement	A2	Completed
	(b) Stilt Floor	A2	Completed
	(c) First floor to Fourteenth floor	A2	1. Structural work completed (wall and Roof) Completed. 2. Joinery work Completed 3. Internal Painting work Completed

	STAGE OF CONSTRUCTION :	A6	
	a) Stilt floor	A6	Completed
	b) First floor to Fourteenth floor	A6	1. Structural work (column, roof slab and beam) completed 2. Blockwork completed up to 14th floor 3. Internal plastering work Completed 4. Internal painting work Completed 5. Joinery fixing (UPVC window) Completed.
	c) Terrace	A6	1. Parapet Wall work completed
	d) External plastering	A6	1. External plastering completed up to 14 th floor
	STAGE OF CONSTRUCTION :	Club Block	
	a) First Floor to Third floor	Club Block	1. Structural work (Roof slab, Column and Beam) completed. 2. External Plastering Completed. 3. External Glazing Work Completed
2.	STATUS OF COMMON AMENITIES		
	a) Water Supply	A1, A2, A6 & CLUB BLOCK	Completed
	b) Sewage Treatment Plant	A1, A2, A6 & CLUB BLOCK	Completed
	c) Landscaping & Tree planting	A1, A2, A6 & CLUB BLOCK	Completed
	d) Street lighting	A1, A2, A6 & CLUB BLOCK	Completed
	e) Energy Management	A1, A2, A6 & CLUB BLOCK	Completed
	f) Water conservation, rain water harvesting, percolating well/pit	A1, A2, A6 & CLUB BLOCK	Completed
	g) Electrical meter room, sub-station, receiving station	A1, A2, A6 & CLUB BLOCK	Completed
	h) Firefighting system	A1, A2, A6	Completed

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

C. Details of Clearances

1. Completion Certificate No. EC/South-II/250/ 2019 dated 20.09.2019
2. Compliance Report, if any (Kindly Specify) NA (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 NA (in PDF Format)

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

Note: Report the above particulars under “Registered Projects” in www.tnrera.in

BLOCK A1 (REDWOOD) AND BLOCK A6 (PINE)



BLOCK A1 (REDWOOD)



BLOCK A2 (OAK)





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

3rd 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, TNEB,
Anna Salai, Chennai-600 002.
- 2) The Commissioner,
St. Thomas Mount Panchayat Union
Chitlapakkam, Chennai- 600 064

Letter No.EC/S-II/9144/2019

Dated: 20-09-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Block No.A1, A2, & A6: Combined Basement Floor + Stilt Floor + 13 Floors + 14th Floor (Part) Residential Building with 412 Dwelling Units & Club House Block: Combined Basement Floor + Stilt Floor + 3 Floors + 4th Floor (Part) (Swimming Pool at 4th Floor) in S.No.364/1B2, 365/1B1, 19/6A1, 6A2,, 6B1, 6B2; 20/2B, 20/3, 20/4A, 4B, 4C, 20/5A1, 5A2, 20/5B1&5B2, 37/6A, 6B, 37/7, 37/8, 37/9 of Vengaivasal Village, Chennai within St. Thomas Mount Panchayat Union limit – 3rd Partial Completion Certificate – Issued – Reg.

- Ref:**
- 1) CMDA Planning Permission No. C/PP/MSB-IT/33/A to J/2013, Planning Permit No.7200 in letter No.C3/12498/2011, dated 28.6.2013 and Renewal of Planning Permission No.C/PP/MSB-IT/52AtoJ/2016 in letter No. EC/S-II/7510/2016 dated 19.09.2016
 - 2) 1st Partial Completion Certificate issued for 2 Blocks i.e. Block No.B1 & B2 comprising Combined Basement Floor + Stilt Floor + 12 Floors + 13th Floor (Part) + 14th Floor (Part) Residential Building with 216 Dwelling Units vide C.C.No.EC/South-II/278/2015 in letter No.EC/S-II/6017/2015 dated 19.06.2015
 - 3) 2nd Partial Completion Certificate issued for 2 Commercial Blocks i.e. one Block comprising Combined Basement Floor + Ground Floor + 2 Floors (Bank, Departmental Store, Shop and Restaurant) and another Block comprising Ground Floor + 1st Floor Office and Show Room vide C.C.No.EC/South-II/482/2015 in letter No.EC/S-II/13336/2015 dated 12.11.2015
 - 4) DF&RS Compliance Certificate issued for Block No.A1, A2, & A6 vide D.Dis.No.7276/C1/2019 C.C. No.25/2019 dated 28.05.2019
 - 5) 3rd Partial Completion Certificate Application from M/s. Navin Housing & Properties (P) Limited, Rep. by its Executive Director Tmt.P.Bhavani (GPA) dated 03.06.2019
 - 6) EIA Compliance Report vide F.No.EP/12.1/2019-20/SEIAA/19/TN/1160 dated 18.07.2019
 - 7) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013961 dated 12.09.2019

This is to certify that M/s. Navin Housing & Properties (P) Limited, Rep. by its Executive Director Tmt.P.Bhavani (GPA) have constructed Block No.A1, A2, & A6: Combined Basement Floor + Stilt Floor + 13 Floors + 14th Floor (Part) Residential Building with 412 Dwelling Units & Club House Block: Combined Basement Floor + Stilt Floor + 3 Floors + 4th Floor (Part) (Swimming Pool at 4th Floor) in S.No.364/1B2, 365/1B1, 19/6A1, 6A2,, 6B1, 6B2; 20/2B, 20/3, 20/4A, 4B, 4C, 20/5A1, 5A2, 20/5B1&5B2, 37/6A, 6B, 37/7, 37/8, 37/9 of Vengaivasal Village, Chennai within St. Thomas Mount Panchayat Union limit sanctioned vide Planning Permission No. C/PP/MSB-IT/33/A to J/2013, Planning Permit No.7200 in letter No.C3/12498/2011, dated 28.6.2013 and Renewal of Planning Permission No.C/PP/MSB-IT/52AtoJ/2016 in letter No.EC/S-II/7510/2016 dated 19.09.2016. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 3rd Partial Completion Certificate approved by the Monitoring Committee.

p.t.o.,

2. Accordingly 3rd Partial Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/250/2019 dated 20-09-2019.**

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,

ph 20/9/19

for MEMBER-SECRETARY

Copy to:

- ✓ 1. M/s. Navin Housing & Properties (P) Ltd.
Rep. by its Executive Director Tmt.P.Bhavani (GPA),
No.802 & 804, Anna Salai, Nandanam, Chennai - 600 035
2. The Chairperson, TNRERA,
CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008
3. The Deputy Financial Analyst
Finance Division, CMDA (3rd Partial Completion Certificate only issued)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage)

ph 20/9/19



our services doesn't just end there



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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



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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