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17/2

Project – Quarterly Progress Report (QPR)

Promoter's Name	:	BBCL Homes India Private Limited
Project Name	:	BBCL Midland
Project Registration No	:	TN/01/Building/0033/2018
Project Registration Date	:	23/01/2018
Project Completion Date	:	30/06/2023
Quarter Ending	:	March 2025



RERA Separate Bank A/c Details

Bank Name	:	BBCL Homes India Private Limited
Bank Branch	:	PNB, Raja Street, T Nagar
Bank A/c No.	:	0345002100272251

Amount Collected from The Allottees and Deposited in the RERA A/c	:	304,811,401/-
Amount Withdrawn from the RERA A/c Date wise With Percentage of Physical Completion	:	304,811,401/-
Bank Statement for the Respective Quarter Duly Signed by the Bank to be Enclosed	:	Enclosed

A. Sales

SI No.	Description	Cumulative No. of Units up to the Quarter	Total Area (Sq. m.)
1	a) Flats Booked (As given in Carpet Area Statement While Registration) Block/Tower Floor- wise	76	7672.33
	b)UDS Registered	74	3418.90

2. Furnish the Details Flat-wise

Sl. No	Flat No. as in approved plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	101	No	No
2	102	Yes	Yes
3	103	Yes	Yes
4	104	Yes	Yes
5	105	Yes	Yes
6	106	Yes	Yes
7	107	Yes	Yes
8	108	No	No
9	109	Yes	Yes
10	110	Yes	Yes
11	111	Yes	Yes
12	112	Yes	Yes
13	113	Yes	No
14	114	No	No
15	115	No	No
16	116	Yes	Yes
17	117	Yes	Yes
18	118	Yes	Yes
19	119	Yes	Yes
20	120	Yes	Yes
21	121	No	No
22	122	No	No
23	123	Yes	Yes
24	124	Yes	Yes
25	125	No	No
26	126	Yes	Yes
27	201	Yes	Yes
28	202	Yes	Yes
29	203	No	No
30	204	No	No
31	205	Yes	Yes
32	206	Yes	Yes
33	207	No	No
34	208	Yes	Yes
35	209	Yes	Yes
36	210	No	No
37	211	Yes	Yes
38	212	No	No
39	213	Yes	Yes
40	214	Yes	No
41	215	Yes	Yes
42	216	Yes	Yes
43	217	No	No

44	218	No	No
45	219	Yes	Yes
46	220	Yes	Yes
47	221	Yes	Yes
48	222	Yes	Yes
49	223	Yes	Yes
50	224	Yes	Yes
51	225	Yes	Yes
52	226	No	No
53	227	No	No
54	228	No	No
55	229	No	No
56	230	Yes	Yes
57	301	No	No
58	302	Yes	Yes
59	303	Yes	Yes
60	304	Yes	Yes
61	305	Yes	Yes
62	306	Yes	Yes
63	307	Yes	Yes
64	308	No	No
65	309	Yes	Yes
66	310	No	No
67	311	Yes	Yes
68	312	No	No
69	313	Yes	Yes
70	314	Yes	Yes
71	315	Yes	Yes
72	316	Yes	Yes
73	317	No	No
74	318	Yes	Yes
75	319	Yes	Yes
76	320	Yes	Yes
77	321	Yes	Yes
78	322	No	No
79	323	Yes	Yes
80	324	Yes	Yes
81	325	Yes	Yes
82	326	Yes	Yes
83	327	Yes	Yes
84	328	Yes	Yes
85	329	Yes	Yes
86	330	No	No
87	401	No	No
88	402	No	No
89	403	No	No

90	404	Yes	Yes
91	405	No	No
92	406	Yes	Yes
93	407	Yes	Yes
94	408	Yes	Yes
95	409	Yes	Yes
96	410	Yes	Yes
97	411	Yes	Yes
98	412	No	No
99	413	Yes	Yes
100	414	Yes	Yes
101	415	Yes	Yes
102	416	Yes	Yes
103	417	Yes	Yes
104	418	No	No
105	419	Yes	Yes
106	420	Yes	Yes
107	421	No	No
108	422	Yes	Yes

B. Construction

SI No.	Description	Block/Tower No.	Floor-wise Status
1	Stage of Construction of each Block/Tower, Floor-wise	1	100%
2	Status of Common Amenities for each Block/Tower, Item-wise as per Approved Plan	Gym Room, Multipurpose Hall, Indoor Games & Kids Play room	100%
3	Status of other Common Amenities as Indicated in the Construction Agreement	Gym Room, Multipurpose Hall, Indoor Games & Kids Play room	100%

SI No.	Description	Percentage
1.	Percentage of Completion Block/Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.1523.71
2.	Percentage of Completion of Common Amenities i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.132.50

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (At least from 2 angles) ----- (in PDF Format)

Rear Side Elevation View



Center View



BBCL
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Front Side View



Stilt Floor - Block A - Front Side Completion Work



Block E & F - Stilt Floor Car Parking



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Terrace floor - Completion Stage of Solar Panel



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Terrace Floor - Block E - Completion of Solar Panel



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Block A & B - Top View of OTS Completed



Block E - Terrace Floor OTS area and Solar Panel Completion



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Terrace Floor OTS area works Completed



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B Block - Lift work completed



Ground floor - Car Parking driven area works Completed



*Ground floor - Side View Paver Block area works
Completed*



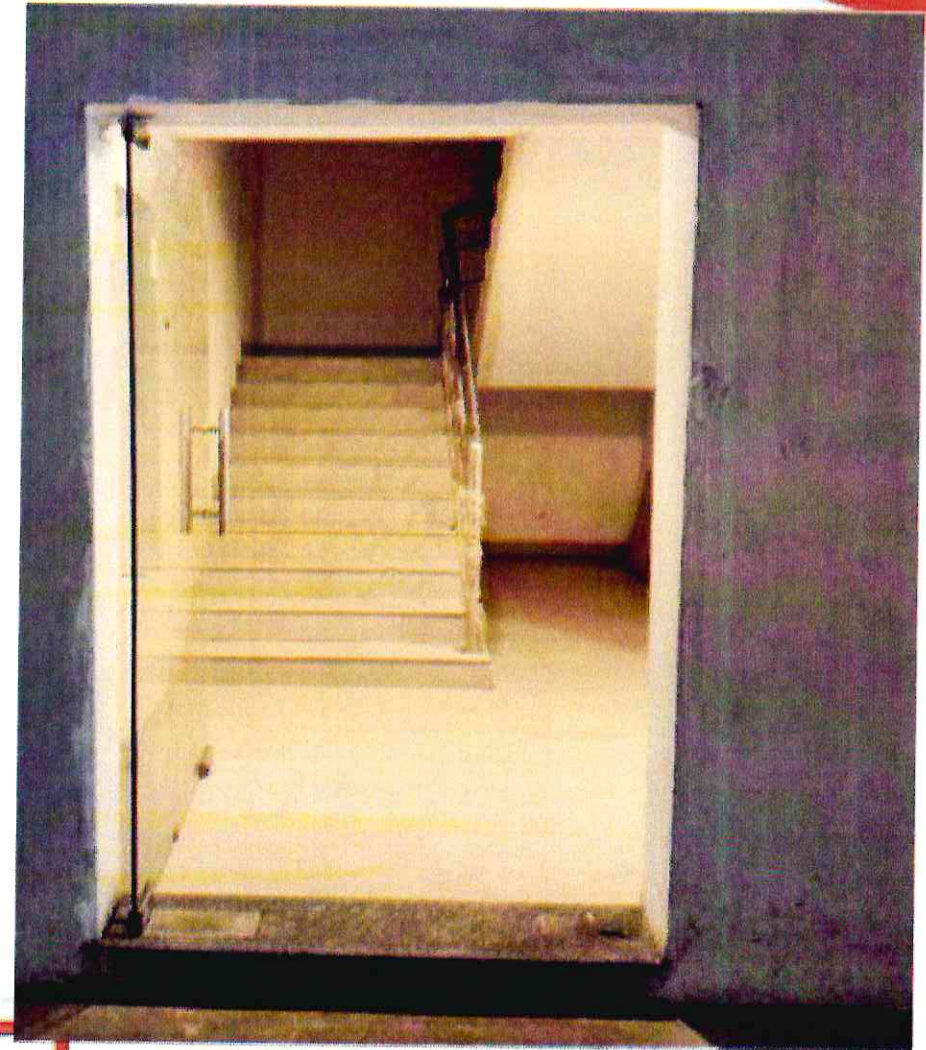
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Ground floor - Car Parking area of Block C Completed



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Stilt Floor - Lobby area glass work completed



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BBCL MIDLAND – BLOCK WISE STATUS

BBCL MIDLAND STATUS

Description	Block A	Block B	Block C	Block D	Block E	Block F
Foundation	Completed	Completed	Completed	Completed	Completed	Completed
Stilt Floor roof slab	Completed	Completed	Completed	Completed	Completed	Completed
First Floor roof slab	Completed	Completed	Completed	Completed	Completed	Completed
Second Floor roof slab	Completed	Completed	Completed	Completed	Completed	Completed
Third floor roof slab	Completed	Completed	Completed	Completed	Completed	Completed
Fourth floor roof slab	Completed	Completed	Completed	Completed	Completed	Completed
Blockwork – 1 st floor	Completed	Completed	Completed	Completed	Completed	Completed
Blockwork – 2 nd floor	Completed	Completed	Completed	Completed	Completed	Completed
Blockwork – 3 rd floor	Completed	Completed	Completed	Completed	Completed	Completed
Blockwork – 4 th floor	Completed	Completed	Completed	Completed	Completed	Completed
Internal Plastering – 1 st Floor	Completed	Completed	Completed	Completed	Completed	Completed
Internal Plastering – 2nd floor	Completed	Completed	Completed	Completed	Completed	Completed
Internal Plastering – 3rd floor	Completed	Completed	Completed	Completed	Completed	Completed
Internal Plastering – 4th Floor	Completed	Completed	Completed	Completed	Completed	Completed
Outer plastering	Completed	Completed	Completed	Completed	Completed	Completed

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BBCL MIDLAND – BLOCK WISE STATUS

BBCL MIDLAND STATUS

Description	Block A	Block B	Block C	Block D	Block E	Block F
Plumbing work - 1st Floor	Completed	Completed	Completed	Completed	Completed	Completed
Plumbing work - 2nd Floor	Completed	Completed	Completed	Completed	Completed	Completed
Plumbing work - 3rd Floor	Completed	Completed	Completed	Completed	Completed	Completed
Plumbing work - 4th Floor	Completed	Completed	Completed	Completed	Completed	Completed
Water proofing work - 1st Floor	Completed	Completed	Completed	Completed	Completed	Completed
Water proofing work - 2nd Floor	Completed	Completed	Completed	Completed	Completed	Completed
Water proofing work - 3rd Floor	Completed	Completed	Completed	Completed	Completed	Completed
Water proofing work - 4th Floor	Completed	Completed	Completed	Completed	Completed	Completed
Toilet / Flooring – 1 st Floor	Completed	Completed	completed	Completed	Completed	Completed
Toilet / Flooring – 2 nd Floor	Completed	Completed	Completed	completed	Completed	Completed
Toilet / Flooring – 3 rd Floor	Completed	Completed	Completed	completed	Completed	Completed
Toilet / Flooring – 4 th Floor	Completed	Completed	Completed	Completed	Completed	Completed
STP				Completed		
UG SUMP				Completed		

BBCL™
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



3

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.1, Pumping Station Road
Chindadripet, Chennai-600 002.

Dated: 09.05.2023

Letter No. CMDA/CC/NHRB/S/0029/2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 3 Floors + 4th Floor (part) Residential Building with 108 Dwelling Units availing with Premium FSI at the premises abutting Pondicherry Road, Semmanchery, Chennai – 119 comprised in S.Nos.4/2A2, 5/2B & 12/1 (as per patta) of Semmanchery village within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission accorded vide No.B/Spl.Bldg/134 A to G/2017 dated 02.05.2017 Permit No. 11378 in letter No. B1/3622/2015 dated 02.05.2017.
 2. Completion Certificate Application received from M/S. BBCL Homes India Pvt. Ltd., GPA on behalf of Thiru.I.Megaboob Basha on 25.01.2023.
 3. This office DC Advice letter even No. dated 21.04.2023.
 4. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023325 dated 25.04.2023.

This is to certify that M/S. BBCL Homes India Pvt. Ltd., GPA on behalf of Thiru.I.Megaboob Basha has Completed Construction of Stilt Floor + 3 Floors + 4th Floor (part) Residential Building with 108 Dwelling Units availing with Premium FSI at the premises abutting Pondicherry Road, Semmanchery, Chennai – 119 comprised in S.Nos.4/2A2, 5/2B & 12/1 (as per patta) of Semmanchery village within the limit of Greater Chennai Corporation vide CMDA Planning Permission in the reference 1st cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Office Order No.1/2010 dated 21.1.2010 approved by the Monitoring Committee.

(p.t.o.)

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/130/2023 dated 09.05.2023.

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. BBCL Homes India Pvt. Ltd.,
Represented by its Managing Director,
GPA on behalf of Thiru.I.Megaboob Basha,
Door No.20, Mylai Ranganathan Street,
T.Nagar, Chennai – 600 017.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Letter No.
TNRERA/1004/2017 dated 23.01.2018
with Registration No.
TN/01/Building/0033/2018 and its
validity period extended in Letter
No.TNRERA/6481/2022 dated
15.05.2022 up to 31.03.2022 & in Letter
No.TNRERA/01561/2023 dated
09.03.2023 extended up to 30.06.2023)
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 No.B-000979 dated 15.04.2016 for the payment of Security Deposit has been 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.

9

FORM-4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date: 06.03.2025

To,
M/s. BBCL Homes India Private Ltd
No.20, Mylai Ranganathan Street,
T.Nagar, Chennai 600 017

Sub: Certificate of Completion of Construction work of Stilt + 3 floors + 4th floor (Part) floor Residential building with 108 dwelling units of the Project **(TNRERA Registration No.TN/01/Building/0033/2018 dt.23.01.2018)** situated in Pondicherry Road, Semmanchery, Chennai – 6000119. Demarcated by its boundaries **12°52'30"N 80°13'47"E** Comprised in S. Nos 4/2A2,5/2B & 12/1 (as per patta) of Semmanchery village with in the limit of Greater Chennai Corporation, Measuring **5077. 81Sq.m** of area being developed by **M/s. BBCL Homes India Pvt Ltd.**, of FSI Area = **9126.77 Sq.m**

Sir,

I Ms.Reena Nishanthi Lidya have undertaken assignment as Architect of certifying the Completion of Construction Work of Stilt floor + 3 floors+ 4th floor (Part) Residential Building with 108 dwelling units consisting for the Project bearing TNRERA Registration Number **TN / 01 / BUILDING / 0033 / 2018** dated **23.01.2018** situated in Pondicherry Road, Semmanchery, Chennai – 6000119. Comprised in S. Nos 4/2A2,5/2B & 12/1 (as per patta) of Semmanchery village with in the limit of Greater Chennai Corporation, Measuring **5077. 81Sq.M** of area being developed by **M/s. BBCL Homes India Pvt Ltd.**, of FSI Area = **9126.77 Sq.m**

2.Following technical professional have been appointed by the Owner / Promoter:

- i. Ms. Reena Nishanthi Lydia P as Architect / Engineer
- ii. Mr. C. Kannan as Structural Consultant
- iii. Mukund Associates as MEP consultant
- iv. Mr.S.Nathar ail as Site Supervisor / Clerk of Works

3. Based on the detailed inspection of the building and Structural safety certificate issued by the Structural Engineer and to the best of my / our knowledge, I/We hereby certify that Stilt floor + 3 + 4th floor (Part) Residential Building has been completed in

all aspects as per Planning Permission issued by the competent authority and building permission issued by the local body concerned. The Residential Building is granted Completion Certificate bearing number C.C. **No.EC / South- I / 130 / 2023**

dated **09-05-2023** BY Chennai Metropolitan Development Authority .

Yours faithfully,


REENA NISHANTHI LYDIA P B.ARCH
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14, II Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.

C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

Date: 25.02.2025

I C.Kannan, DoorNo:21, Plot No: 257-W, Flat No.2B, "Uthopia Apartments", Indira Nagar, Chennai 600 020 have undertaken assignment as Structural Engineer for the detailed design and construction of Stilt + 3 floors + 4th floor (Part) floor Residential building with 108 dwelling units of the Project **(TNRERA Registration No.TN/01/Building/0033/2018 dt.23.01.2018)** situated 1n Pondicherry Road, Semmanchery, Chennai – 6000119. Comprised in S. Nos 4/2A2,5/2B & 12/1 (as per patta) of Semmanchery village with in the limit of Greater Chennai Corporation,

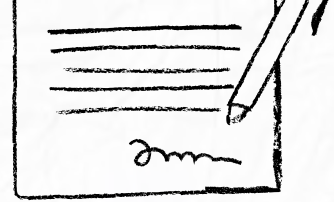
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load / earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and seal
of the Registered Structural Engineer

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.



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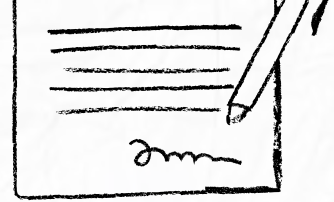
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Vastu & Property Management Tools

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