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discussed with
Adl. on 27.03.2023

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Project - Quarterly Progress Report

Promoter's Name	:	M/s. CASAGRANT BUILDER PVT LTD
Project Name	:	CASAGRANT ZENITH PHASE - I
Project Registration No	:	TN/01/Building/0101/2019, Dated:03/07/2019
Quarter Ending	:	DECEMBER 2022

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)	531 Nos out of 532 Nos	57734.98 Sq.Mtr Out of 57812.55 Sq.mtr
2.	Parking Lots	294 Nos	3675.00 Sq.Mtr
3.	UDS Registered in Sq.m.	531 Nos out of 532 Nos	14260.31 Sq.Mtr Out of 14279.45 Sq.Mtr

B. Construction

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

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 - EC/South- II/ / 011 /2023 dated 13.01.2023
2. Compliance Report, if any (Kindly Specify) – N.A

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

For CASAGRANT BUILDER PRIVATE LIMITED

Authorised Signatory

Work Progress Report

Sl No	Block	Core	Stage of Construction
1	B	E	HANDED OVER
2	B	F	HANDED OVER
3	B	G	HANDED OVER
4	B	H	HANDED OVER
5	C	J	HANDED OVER
6	D	Club House	Completed

For CASAGRANDBUILDER PRIVATE LIMITED


Authorised Signatory

19/05/20



Block-A (Core-A)

3

CASAGRANDB
building aspirations



Block-A (Core-B)

[4]



Block-A (Core-C)

(5)



Block-A (Core-D)

[6]



Block-B (Core-E)

[7]

53



Block-B (Core-F)

8



Block-B (Core-G)

(9)

23 51



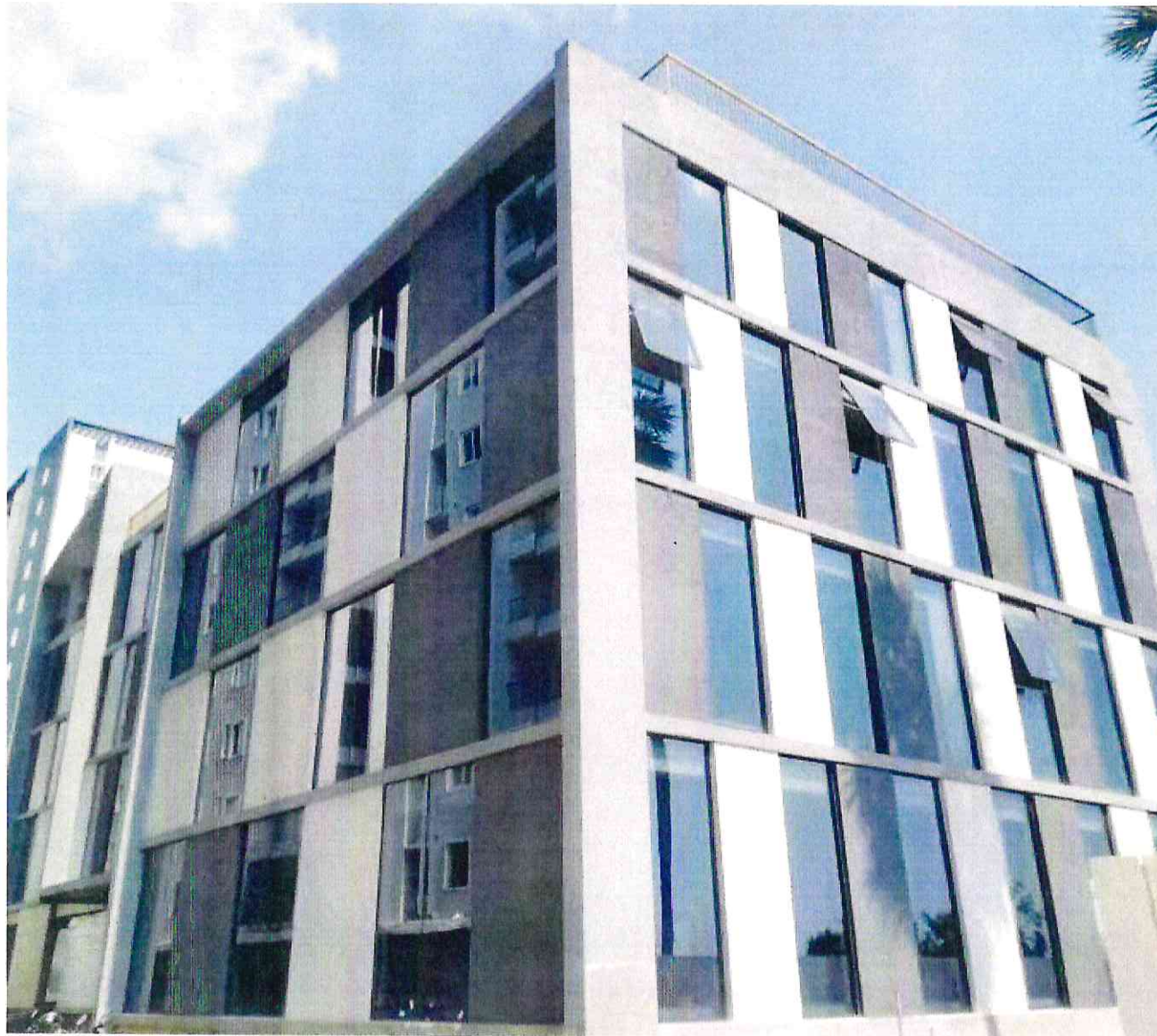
Block-B (Core-H)

(10)



Block-C (Core-J)

(11)



Block-D (Club House)

(12)



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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BY RPAD

FIRST 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,
St.Thomas Mount Panchayat Union,
Chitlapakkam,
Chennai - 600064

Letter No. CMDA/CC/HRB/S/337/2022

Dated:13.01.2023

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-II) - 1st Partial Completion Certificate Application for the Completed Construction of the Combined Basement Floor & Combined Stilt Floor for Block B & C with **Block B**; 1st floor to 14th floor (462 Dwelling units), **Block C**; 1st Floor to 14th Floor (70 Dwelling units), totally 532 Dwelling Units Residential Building availing with premium FSI bearing S.No.16/1A, 20/1A,1B,1C1,1C2, 22/1A,1B, 2A1, 2A2,2B1,3,4A, 24/7, 25/3A,3B of vengaiwasal Village within the limit of St.Thomas Mount Panchatyat union - First Partial Completion Certificate - Issued - Reg.

- Ref: 1. CMDA Planning Permission PP.No.C/PP/MSB/26 (A to Q)/2019 dt.24.05.2019, Permit No.11967 in Lr.No.C3(S)/21857/2018 dated 24.05.2019.
2. Environmental Clearance Letter No. SEIAA/TN/F.6720/EC/8(a)/646/2019 dated 10.05.2019
3. Compliance Certificate from DFRS letter No. D.Dis No.12461/C1/2022, C.C.No.64/2022 dated 11.08.2022 for Block No. B & C.
4. 1st Partial Completion Certificate Application received from M/s. Casagrand Builders Pvt Ltd (GPA) on 29.08.2022.
5. This office D.C. Letter even No dated 26.12.2022.
6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022773, dt.11.01.2023

This is to certify M/s. Casagrand Builders Pvt Ltd (GPA) has completed the Construction of the Combined Basement Floor & Combined Stilt Floor for Block B & C with **Block B**; 1st floor to 14th floor (462 Dwelling units), **Block C**; 1st Floor to 14th Floor (70 Dwelling units), totally 532 Dwelling Units Residential Building availing with premium FSI bearing S.No.16/1A, 20/1A,1B,1C1,1C2, 22/1A,1B, 2A1, 2A2,2B1,3,4A, 24/7, 25/3A,3B of vengaiwasal Village within the limit of St.Thomas Mount Panchatyat union vide CMDA Planning Permission issued 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 approved by the Monitoring Committee.

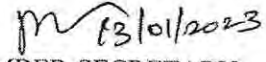
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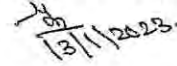


2. Accordingly 1st Partial Completion Certificate is issued for the above construction in C.C.No.EC/South-II/011/2023 dated 13.01.2023.

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. Casagrand Builders Pvt Ltd,(GPA)
5th Floor, NPL Devi, 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.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(With request to obtain consent to operate (CTO) as per applicable rules from competent authority)

(TNRERA Registration No.TN/01/Building/0101/2019 dated 03.07.2019 in letter No.TNRERA/2927/2019 valid till 31.03.2023 & Extent of TNRERA Letter No.TNRERA/15231/2022 dt 16/11/2022 valid up to 31/3/2023

(1st Partial Completion Certificate only Issued)



K.P. LENIN, B. Arch
Registered Architect

C.A. No. CA/2009/45680
CMDA: RA/Gr.I/19/03/072

FORM-4

ARCHITECT'S CERTIFICATE

(Issued on completion of the Building)

Date: 23.01.2023

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 Combined Basement Floor + Combined Stilt Floor for Block B & C, Block-B, 1st floor to 14th floors (462 dwelling units), Block-C – 1st floor to 14th floor (70 dwelling units) and Combined Basement floor for Block A & D part, Block-D (Club House) Ground floor + 3 floors with Swimming Pool at Ground floor at Survey Nos. 16/1A, 20/1A, 1B, 1C1, 1C2, 22/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, 25/3A, 3B of Vengaivasal Village, Tambaram Taluk, Kancheepuram District.

Sir,

1. I, **K.P.Lenin** have undertaken assignment as Architect and Certifying the Completion of Construction Work of Combined Basement Floor + Combined Stilt Floor for Block B & C, Block-B, 1st floor to 14th floors (462 dwelling units), Block-C – 1st floor to 14th floor (70 dwelling units) and Combined Basement floor for Block A & D part, Block-D (Club House) Ground floor + 3 floors with Swimming Pool at Ground floor at Survey Nos. 16/1A, 20/1A, 1B, 1C1, 1C2, 22/1A, 1B, 2A1, 2A2, 2B1, 3, 4A, 24/7, 25/3A, 3B of Vengaivasal Village, Tambaram Taluk, Kancheepuram District. And measuring **30215.20 sq.mts** plot area been developed by [M/s. M/s. CASAGRAND BUILDER PVT. LTD].

K.P. LENIN, B. Arch
Registered Architect

C.A. No. CA/2009/45680
CMDA: RA/Gr.I/19/03/072

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

- (i) Mr. K.P.Lenin as - Architect ;
- (ii) Mr.Amarnath as Structural Engineer
- (iii) M/s Balu & Associates as MEP Consultant
- (iv) Mr. P.Azhaguraja as Site Supervisor

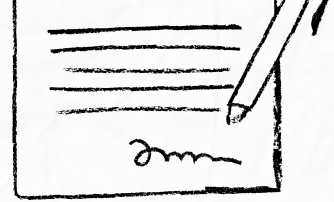
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certify that Construction Work of Combined Basement Floor + Combined Stilt Floor for Block B & C, Block-B, 1st floor to 14th floors (462 dwelling units), Block-C – 1st floor to 14th floor (70 dwelling units) and Combined Basement floor for Block A & D part, Block-D (Club House) Ground floor + 3 floors with Swimming Pool 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

Signature,
Mr. K.P.Lenin
Architect with (License No: RA/Gr.I/19/03/072)

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

#12 a, Roomscape "The Village" Pillayarkoil Street, Thalambur, Chennai - 600130.
Ph: + 91 7550055541
Email : architectlenin@yahoo.com



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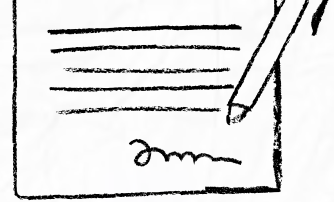
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Property Documentation & Workflow Tools

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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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