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Project - Quarterly Progress Report

Promoter's Name	:	PUSHKAR PROPERTIES (P) LTD
Project Name	:	PUSHKAR'S RAMANIVAS
Project Registration No	:	TN/29/BUILDING/0106/2019 DT.23.7.2019.
Quarter Ending	:	December 2021

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)	2	2
2.	Parking Lots	4	4
3.	UDS Registered in Sq.m.	-	-

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single block	COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise	TNEB, CMWSSB connection initiated.	

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	4.60 Cr.

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/136/2020 dated 23.12.2020 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 attached (in PDF Format)

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

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

Name of the Project : Ramanivas

Old.No.30, New.No.8, Deivasigamani Street, Royapettah, Chennai - 600 014

Flat No Floor	RERA Carpet Area (sec 2(k)) (sq.m)	Carpet Area Exclusive Balcony	Exclusive verandah Service open terrace	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking reserved
Flat 1 A First Floor	132.58	10.01	13.00	35.79	191.38	91.24	1
Flat 1B First Floor	129.36	13.75	13.03	35.24	191.38	91.24	1







V.Srinivasan. aia.,
Registered Architect - Council of
Architecture
Reg. No.:
CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

GSTIN : 33ABIPS2154C1ZZ

PAN : ABIPS2154C

FORM-4
ARCHITECT 'S CERTIFICATE

Date:01.07.2021

To

Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai – 600 102.

Sub: Certificate of Completion of Construction Work of "PUSHKAR'S
RAMANIVAS", Stilt + Four Floors at Old Door No 30, New Door
No.8, Deivasigamani Road, Lakshmi Puram, Royapettah,
Chennai – 600 014 comprised in R. S. No. 1149/28, Block No.
24, situated at Mylapore village & Taluk, Chennai District.

Ref: TN/29/BUILDING/0106/2019 DT.23.7.2019.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "PUSHKAR'S RAMANIVAS", Stilt + Four Floors at Old Door No 30, New Door No.8, Deivasigamani Road, Royapettah, Chennai – 600 014 comprised in R. S. No. 1149/28, Block No. 24, situated at Mylapore village & Taluk, Chennai District, being developed by Brindavan Properties, Old No.3, New No.51, "F" Block, 2nd Main Road, Annanagar East, Chennai – 600 102.

::2::

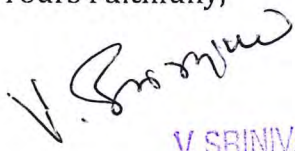
2. Following technical professionals are appointed by Promoter:

1.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas& Associates P-47/1,17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.I/19/03/074
2.	Structural Consultant Firm Name & Address Registration Details Certified in PP Application	Dr. Alex Jacob M/s. United Consultants, 41/A, Beach Road, Kalakshetra Colony, Chennai-90 600 090 433 SE/GR-I/19/02/001

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that "PUSHKAR'S RAMANIVAS", stilt plus four floors residential building has been completed in all aspects. The Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/136/2020 dated 23.12.2020.**

Thank you,

Yours Faithfully,



V. SRINIVASAN, AIIA.
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai-600 040. Ph . 2628 6529



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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.75, Santhome High Road,
MRC Nagar, R.A. Puram
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/136/2020

Dated: 23 -12-2020

Sir/ Madam,

Sub: CMDA - Enforcement Cell (South-I) Completed construction of Stilt floor + 4 floors residential building with 8 dwelling units at Old Door No.30, New Door No.8, Deivasigamani Street, Royapettah, Chennai comprised in Old S.No.3269, Old R.S. No.1149/1, New R.S. No.1149/28, Block No.24 of Mylapore village within Greater Chennai Corporation limit
Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/Spl. Bldg./70/2019 Permit No.12453 in letter No. PP/SB/C/10/2019 dated 08.05.2019.
 - 2) Completion Certificate Application from Thiru P. Kruthivas, Partner M/s. Brindavan Properties (GPA) for Thiru B.K. Murali & 3 others dated 09.11.2020
 - 3) This office letter even No. dated 15.12.2020
 - 4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0018141 dated 17.12.2020.

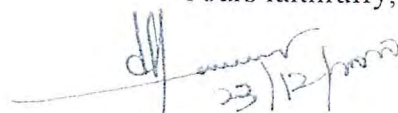
This is to certify that Thiru P. Kruthivas, Partner M/s. Brindavan Properties (GPA) for Thiru B.K. Murali & 3 others have constructed Stilt floor + 4 floors residential building with 8 dwelling units at Old Door No.30, New Door No.8, Deivasigamani Street, Royapettah, Chennai comprised in Old S.No.3269, Old R.S. No.1149/1, New R.S. No.1149/28, Block No.24 of Mylapore village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl. Bldg./70/2019 Permit No.12453 in letter No. PP/SB/C/10/2019 dated 08.05.2019. 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.

CMDA/CC/NHRB/S/136/2020

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 237 /2020 dated 23-12-2020.**

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

23/12/2020

Copy to:

1. Thiru P. Kruthivas
Partner M/s. Brindavan Properties (GPA)
for Thiru B.K. Murali & 3 others
Old No.3, New No.51, 'F' Block,
2nd Main Road, Anna Nagar East
Chennai 600 102
2. The Chairperson, TNRERA, (TNRERA Regn. no.TN/29/Building/0106/2019 dated
CMDA Tower-II, 1st Floor, 23.07.2019, valid till 31.05.2021 – Project Name.
Egmore, Chennai – 600 008 “PUSHKAR’S RAMA NIVAS”)
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA 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.



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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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