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Project-Quarterly Progress Report

Promoter's Name	:	M/S. SAMPRATHY DEVELOPERS LLP
Project Name	:	"AURA"
Project Registration No	:	TN/02/Building/0172/2019, dated 23.10.2019
Quarter Ending	:	MARCH 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	A101,A102,A103,A104,A105,A106,A107,A108,A109,A201,A202,A203,A204, A205, A206, A207,A208,A209,A301,A302,A303,A304,A305, A306, A307, A308, A309, A401,A402,A403, A404,A405, A406, A407, A408, A409, A501, A502, A503, A504, A505, A506,A507,A508,A509	120	103903 Sq.ft
2.	B101,B102, B103, B104, B105, B106, B107, B108, B201, B202, B203, B204, B205, B206, B207,B208, B301, B302, B303, B304, B305,B306, B307,B308,B401, B402, B403, B404, B405,B406, B407, B408, B501, B502,B503, B504,B505,B506, B507, B508		
3.	C101, C102,C103,C104, C105, C106, C107, C201,C202, C203, C204, C205, C206, C207, C301, C302,C303, C304,C305, C306, C307, C401, C402, C403, C404,C405, C406, C407, C501, C502, C503,C504,C505,C506,C507		

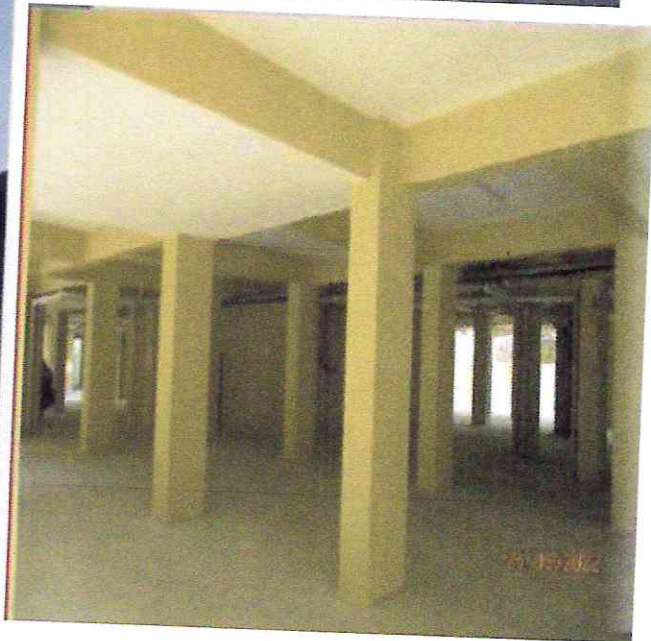
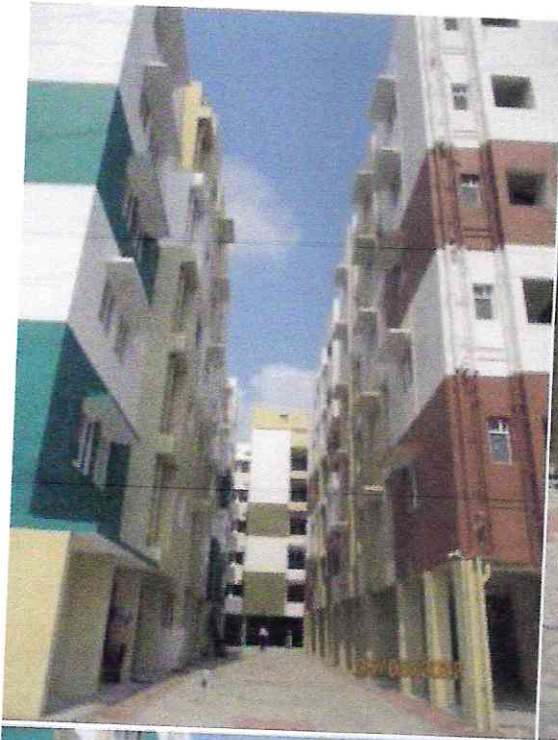
B. Construction

SNO	PROJECT REGISTRATION NO.	NAME AND ADDRESS OF THE APPLICANT	Stage of Construction as on MARCH 2022
1	TN/02/Building/0172/2019, dated 22.01.2020	M/s. Samprathy Developers LLP As Power Agent Newry Grandeur, No. 19, (Old No: 11), B Block, 2nd Avenue, Anna Nagar East, Chennai - 600 102.	<i>Block-A</i> 1) Structure Completed. 2) Blockwork Completed. 3) Internal & External Plastering completed. 4) Terrace weathering course completed. 5) Electrical and Plumbing works are completed 6) w/proofing work is completed 7) UPVC windows and wooden Doors are fixed and Tiling works are completed in all the flats 8) Internal and External painting works are completed

		<u>Block B</u> 1) Structure Completed. 2) Blockwork Completed. 3) Internal & External Plastering completed. 4) Terrace weathering course completed. 5) Electrical and Plumbing works are completed 6) w/proofing work is completed 7) UPVC windows and wooden Doors are fixed and Tiling works are completed in all the flats 8) Internal and External painting works are completed <u>Block C</u> 1) Structure Completed. 2) Blockwork Completed. 3) Internal & External Plastering completed. 4) Terrace weathering course completed. 5) Electrical and Plumbing works are completed 6) w/proofing work is completed 7) UPVC windows and wooden Doors are fixed and Tiling works are completed in all the flats 8) Internal and External painting works are nearing completion EXTERNAL WORKS : 1) DRIVEWAY WORK IS COMPLETED 2) DRIVERS RESTROOM, MULTIPURPOSE HALL WORKS ARE COMPLETED 3) STILT FLOOR FINISHING IS COMPLETED 4) EXTERNAL AND INTERNAL PLUMBING AND ELECTRICAL WORKS ARE COMPLETED 5) SWD, STP AND WATER SUMPS ARE COMPLETED 6) CC RECEIVED 7) FIRE FIGHTING WORK IS COMPLETED Expected completion date - 31.12.2022
Sl.No.	Description	Percentage
1	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated project cost in Lakhs)	NIL

C. Details of Clearances

1. Completion Certificate No... **As attached**
 2. Compliance Report if any (kindly specify) - **Not applicable**
 3. Annual Audit Report of Special Account in Form 7 - **As attached**
- D. Latest Photo with Date (Atleast from 2 Angles) - As attached**





External Painting Work Completed – C Block
Block



External Painting Work Completed – B



External Painting Work Completed – A Block



25/03/2022

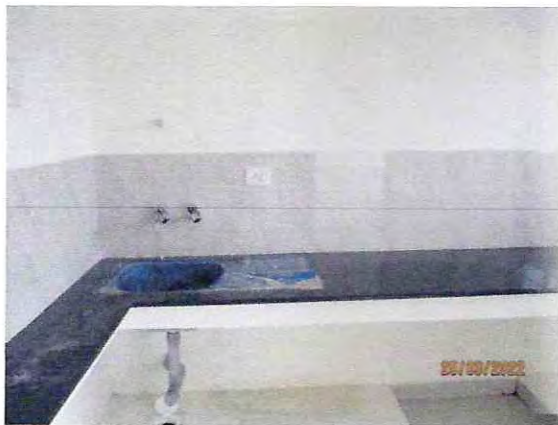


Paver Road work is completed
COMPLETED



SWD AND SET BACK FINISHING IS





AURA, THIRUMULLAIVOYAL



BODHI KRUTHAK ARCHITECTS

8/1, VIDYARANYA, SECOND MAIN ROAD, KASTURIBAI NAGAR, ADYAR, CHENNAI-600020, INDIA. TEL: 044-24411305/2764.
Email: bodhikruthak@gmail.com, www.bodhikruthak.com

FORM-4 ARCHITECT 'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date:16.04.22

To

M/s. SAMPRATHY DEVELOPERS LLP
As Power Agent
Newry Grandeur, No. 19, (Old No: 11),
B Block, 2nd Avenue, Anna Nagar East,
Chennai – 600 102.

Subject: Certificate of Completion of Construction Work of Residential Building / Three Blocks of the Building of the Project (TNRERA Registration Number TN/02/Building/0172/2019 dated 23.10.2019) situated on the Plot bearing Old Survey No.696/2, {Old S.Nos. 696/1 and 696/2 (part) T.S.No.33/9 (Part), Old Survey Nos. 692 & 693, T.S.No.35/2 (part) and Old Survey No.209/2 (part), T.S.No.3 (part), of Block No : 42 & 46, Ward D Thirumullaivoyal Village, now in Avadi Town and Taluk, (formerly Ambattur Taluk), Thiruvallur District demarcated by its boundaries (latitude and longitude of the end points) North by: Sudharshan Nagar Layout, South by: Plot No. 2 in T.S.No. 3(Part) & 35/2(Part), East by: Park in T.S.No. 3(Part) & Newry Sanctum and West by Land in T.S.No.35/2(Part) situated within the Registration District of Chennai North and Sub-Registration District of Ambattur, measuring 4269.50 sq.mts (45956.90 sq.ft.) corresponding to 19.15 grounds area being developed by Samprathy Developers LLP.

Sir,

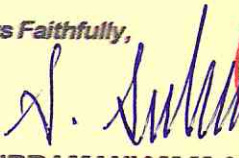
I/We S. SUBRAMANIAM, ARCHITECT have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of the Residential Building Plot bearing Old Survey No.696/2, {Old S.Nos. 696/1 and 696/2 (part) T.S.No.33/9 (Part), Old Survey Nos. 692 & 693, T.S.No.35/2 (part) and Old Survey No.209/2 (part), T.S.No.3 (part), of Block No : 42 & 46, Ward D Thirumullaivoyal Village, now in Avadi Town and Taluk, (formerly Ambattur Taluk), Thiruvallur District, Pincode – 600 062 measuring 4269.50 sq.mts (45956.90 sq.ft.). area being developed by SAMPRATHY DEVELOPERS LLP

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt.S. SUBRAMANIAM as Architect/Engineer
- (ii) M/s/Thiru/Tmt. DR. ALEX JACOB as Structural Consultant
- (iii) M/s/Thiru/Tmt.A. GOBINATH – Electrical Consultant, K. SIVAPRAKASH - Plumbing Consultant as MEP Consultant
- (iv) M/s/Thiru/Tmt. UDHAYA KUMAR as Site Supervisor/Clerk of Works

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 Building has been completed in all aspects. The Residential Building is granted Completion Certificate bearing number: EC/NORTH-II/073/2022 dated 14.03.2022 by Chennai Metropolitan Development Authority (Competent Authority).

Yours Faithfully,


S.SUBRAMANIAM.M.ARCH., A.T.I.A.,
CA/82/7244



ARCHITECTS AND INTERIOR DESIGNERS



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 Commissioner,
Avadi City Municipal Corporation,
Avadi.
Chennai-600 054

Letter No.CMDA/CC/NHRB/N-II/349/2021
Sir / Madam,

Dated: 14-03-2022

Sub: CMDA - Enforcement Cell (North-II) - Completed construction of Group Development of 3 Blocks (Block - A, B and C) of Stilt Floor + 5 Floors Residential building with 120 dwelling units at Plot No.1 in Approved Sub divisional PPD / LO No.16/2019 comprised in T.S. No.3part (Old S.No.209/2part), Block No.46 and T.S. No.33/9part (Old S.No.696/1part, 2part), T.S. No. 35/2part (Old S.No.692/2, 693), Block No.42, Ward - 'D' of Thirumullaivoyal village, Chennai, within the limit of Avadi City Municipal Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No.B/NHRB/202 A to G/2019 in letter No. PP/SB/N/251/2019 dated 14.08.2019 in Planning Permit No.12685.
 2. Completion Certificate Application received from the applicant on 25.11.2021.
 3. This office letter even no. dated 03.03.2022 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0021061, dated 07.03.2022.
 5. W.P. (MD) No.8948. of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

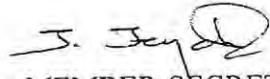
This is to certify that Thiru.J.Rangarajan, M/s.Samprathy Developers LLP, GPA of Thiru.Navin & others, Newry Grandeur have constructed Group Development of 3 Blocks (Block - A, B and C) of Stilt Floor + 5 Floors Residential building with 120 dwelling units at Plot No.1 in Approved Sub divisional PPD / LO No.16/2019 comprised in T.S. No.3part (Old S.No.209/2part), Block No.46 and T.S. No.33/9part (Old S.No.696/1part, 2part), T.S. No. 35/2part (Old S.No.692/2, 693), Block No.42, Ward - 'D' of Thirumullaivoyal village, Chennai, within the limit of Avadi City Municipal Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/202 A to G/2019 in letter No. PP/SB/N/251/2019 dated 14.08.2019 in Planning Permit No.12685 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II /073/2022, dated: 14-03-2022.

3. This Completion Certificate is issued 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. However, 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


for MEMBER-SECRETARY

14/3/22

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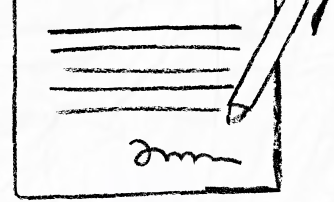
- ✓ Thiru.J.Rangarajan,
M/s.Samprathy Developers LLP,
GPA of Thiru.Navin & others,
Newry Grandeur,
No.19 (Old No.11),
B-Block, 2nd Avenue,
Anna Nagar East, Chennai-102.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
4. The System Analyst, Computer
Cell, CMDA, (to update Webpage)

TNRERA letter No.TNRERA/5301/2019 dated 23.10.2019. The registration shall be **valid till 15.10.2021**. TNRERA letter No. TNRERA/5922/2019 dated 22.01.2020 stated that the Form 'C' No.TN/02/Building/0172/2019 issued in letter No.5301/2019, dated 23.10.2019 is amended to incorporate the project completion date as 31.12.2022 instead of 15.10.2020.

(For Refund of SD for building, Septic Tank / STP & DB)

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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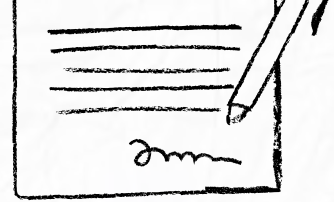
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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