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Project - Quarterly Progress Report

Promoter's Name	:	GP HOMES PVT LTD
Project Name	:	GP VALENCIA
Project Registration No	:	TN/02/Building/0180/2019
Quarter Ending	:	(March / June / September / December) Year 2023

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)	15	972.82 sq.mt
2.	Parking Lots	13	13
3.	UDS Registered in Sq.m.	15	533.55

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Stilt + 4	Completed
2.	Status of common Amenities for each Block/Tower, Item wise		Nil

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	10.90Lakhs

C. Details of Clearances

1. Completion Certificate No. EC/Central-II/119/2021 dt: 29.04.2021
2. Compliance Report, if any (Kindly Specify) ----Nil---- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 **Will be submitted soon** (in PDF Format)

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

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

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 28.09.2021

To

M/s GP HOMES PVT LTD
No.W740, 1st Floor, Syndicate bank colony,
4th Avenue, Anna Nagar West Extension,
Chennai- 600 101.

Subject: Certificate of Completion of Construction Work of Stilt + 4 Floors residential Building 24 dwelling Units / Single Block of the Building of the Project (TNRERA Registration Number TN/02/Building/0180/2019) GP VALENCIA situated on the Plot no. 1, Old Survey No.403/1A, New Survey No.403/1A2, Mel Ayanambakkam Road, Ayanambakkam Village, Madhuravoyal taluk, Thiruvallur District, demarcated by its boundaries (latitude and longitude of the end points) 13.083445, 80.150133 to the North 13.083318, 80.149779 to the South 13.083230, 80.150093 to the East 13.083526, 80.149817 to the west of Division Ayanambakkam Village Madhuravoyal Taluk, Thiruvallur District PIN – 600 095, measuring 2077.76 sq.mts. area being developed by M/s. GP HOMES PVT LTD.

Sir,

I/we have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Single Building/Block/Tower Stilt + 4 Floors residential Building 24 dwelling Units of the Building situated on the GP VALENCIA situated on the Plot no. 1, Old Survey No.403/1A, New Survey No.403/1A2, Mel Ayanambakkam Road, Ayanambakkam Village, Madhuravoyal taluk, Thiruvallur District, PIN – 600 095 measuring 2077.76 sq.mts.

area being developed by M/s. GP HOMES PVT LTD.

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

- (i) M/s/Thiru/Tmt. H.SATHAKUM ROOHI as Architect/Engineer
- (ii) M/s/Thiru/Tmt .P.ANAND RAJU as Structural Consultant
- (iii) M/s/Thiru/Tmt BAASHA ELECTRICALS as MEP consultant
- (iv) M/s/Thiru/Tmt. D.MOORTHY 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 Building/ Block of the Building has been completed in all aspects. The GP VALENCIA Stilt + 4 Floors residential Building 24 dwelling Units Building/ Single Block of the Building is granted Completion Certificate bearing number EC/Central-II/119/2021 dated 29.04.2021 by CMDA (competent Authority)

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No. RA/G-3/19/05/218)

H. SATHAKUM ROOHI, B.Arch
Regd. No. CA/2015/67818
Plot No. 51, Krishnapuram Extn,
Manthopu Nagar, 1st Street,
Ambattur, Chennai - 600 053.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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 Executive Engineer
Thiruverkadu Municipality
Chennai

Letter No. CMDA/CC/NHRB/C/106/2021

Dated: 29-04-2021

Sir,

Sub: CMDA – Enforcement Cell (Central -II) – Completed construction of Stilt Floor + 4 Floors Residential building with 24 dwelling units availing Premium FSI at Plot No. 1, Ayanambakkam, Chennai comprised in Old S. No. 403/1A, New S. No. 403/1A2 of Ayanambakkam Village within the limit of Thiruverkadu Municipality - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/NHRB/190/2019, Permit No.12873 in letter No. PP/SB/C/373/2019 dated 09.08.2019
 2. Your Completion Certificate application through online dated 08.04.2021.
 3. TNRERA project registration certificate TNRERA project registration certificate TN/02/Building/0180/2019 in letter No.TNRERA/5198/2019 dated 30.10.2019, valid up to August 2024
 4. This office letter even no. dated 23.04.2021 addressed to the Applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0019097 dated 26.04.2021.
 6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019

This is to certify that M/s. GP Homes Pvt. Ltd., Rep: Thiru. S. Elumalai have constructed of Stilt Floor + 4 Floors Residential building with 24 dwelling units availing Premium FSI at Plot No. 1, Ayanambakkam, Chennai comprised in Old S. No. 403/1A, New S. No. 403/1A2 of Ayanambakkam Village within the limit of Thiruverkadu Municipality, sanctioned vide Planning Permission No. B/NHRB/190/2019, Permit No.12873 in letter No. PP/SB/C/373/2019 dated 09.08.2019. The building 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.

/2/

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II / 119 /2021 dated: 29-04-2021.

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 6th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

Pedra...
30/4/2021
for MEMBER-SECRETARY
30/4/21

Copy to:

- ✓ M/s. GP Homes Pvt. Ltd.,
Rep: Thiru. S. Elumalai,
No. W-740, 1st Floor, 4th Avenue,
Syndicate Bank Colony,
Anna Nagar West Extension,
Chennai - 600 101
- 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 (For
Refund of SD for building & DB)
4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

(TNRERA project registration certificate
TN/02/Building/0180/2019 in letter
No.TNRERA/5198/2019 dated 30.10.2019,
valid up to August 2024)

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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