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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. INDIRA PROJECTS & DEVELOPMENTS (T) PVT.LTD.
Project Name	:	ONE NORTH
Project Registration No.	:	TN / 01 / Building / 020 / 2019
Project Registration Date	:	06/02/2019
Project Completion Date	:	31.01.2021
Quarter Ending	:	September 2024

RERA Separate Bank A/c Details

Bank Name	:	AXIS Bank
Bank Branch	:	Adyar
Bank A/c No.	:	9190 2000 488 9260

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.7,04,89,543/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.7,03,09,840/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	48	5712.42
	b) UDS Registered	48	3596.79



For Indira Projects & Developments (Tamilnadu) Private Limited

J. Sankar
Authorized Signatory

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A11	Yes	Yes
2.	A12	Yes	Yes
3.	A13	Yes	Yes
4.	A14	Yes	Yes
5	A21	Yes	Yes
6	A22	Yes	Yes
7	A23	Yes	Yes
8	A24	Yes	Yes
9	A31	Yes	Yes
10	A32	Yes	Yes
11	A33	Yes	Yes
12	A34	Yes	Yes
13	A41	Yes	Yes
14	A42	Yes	Yes
15	A43	Yes	Yes
16	A44	Yes	Yes
17	B11	Yes	Yes
18	B12	Yes	Yes
19	B13	Yes	Yes
20	B21	Yes	Yes
21	B22	Yes	Yes
22	B23	Yes	Yes
23	B31	Yes	Yes
24	B32	Yes	Yes
25	B33	Yes	Yes
26	B41	Yes	Yes
27	B42	Yes	Yes



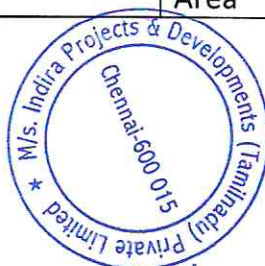
For Indira Projects & Developments (Tamilnadu)
Private Limited

[Signature]
Authorized Signatory

28	B43	Yes	Yes
29	C11	Yes	Yes
30	C12	Yes	Yes
31	C13	Yes	Yes
32	C21	Yes	Yes
33	C22	Yes	Yes
34	C23	Yes	Yes
35	C31	Yes	Yes
36	C32	Yes	Yes
37	C33	Yes	Yes
38	C41	Yes	Yes
39	C42	Yes	Yes
40	C43	Yes	Yes
41	D11	Yes	Yes
42	D12	Yes	Yes
43	D13	Yes	Yes
44	D21	Yes	Yes
45	D22	Yes	Yes
46	D23	Yes	Yes
47	D31	Yes	Yes
48	D32	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block – 1 Block – 2	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym Children's Play Area	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Gym Children's Play Area	100% Completed



For Indira Projects & Developments (Tamilnadu)
Private Limited

[Signature]
Authorized Signatory

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.27Cr
2.	Percentage of completion of Common Amenities i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.80 Lakhs

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



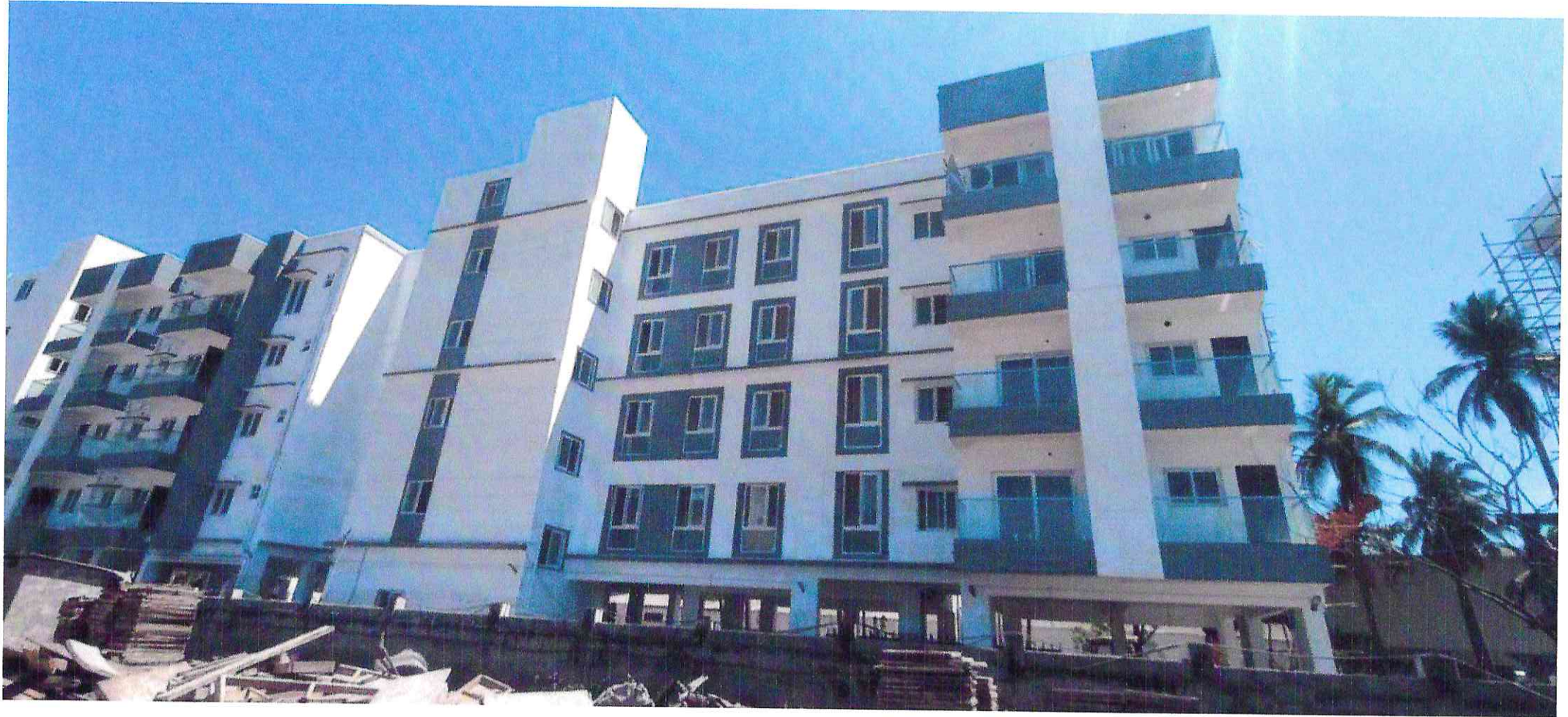
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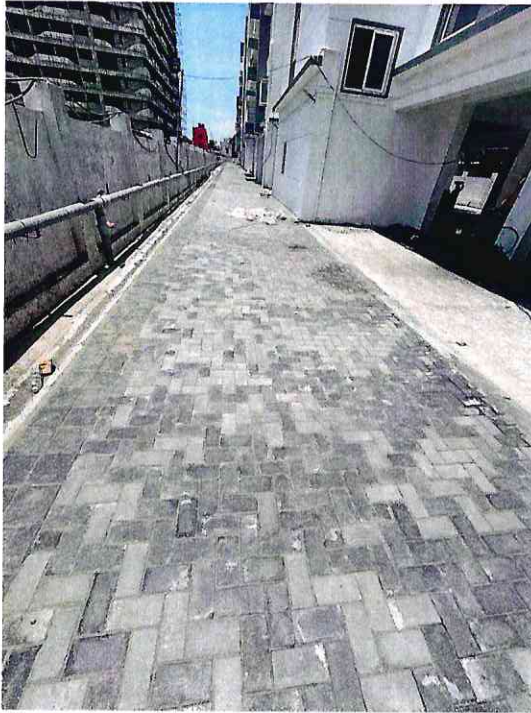


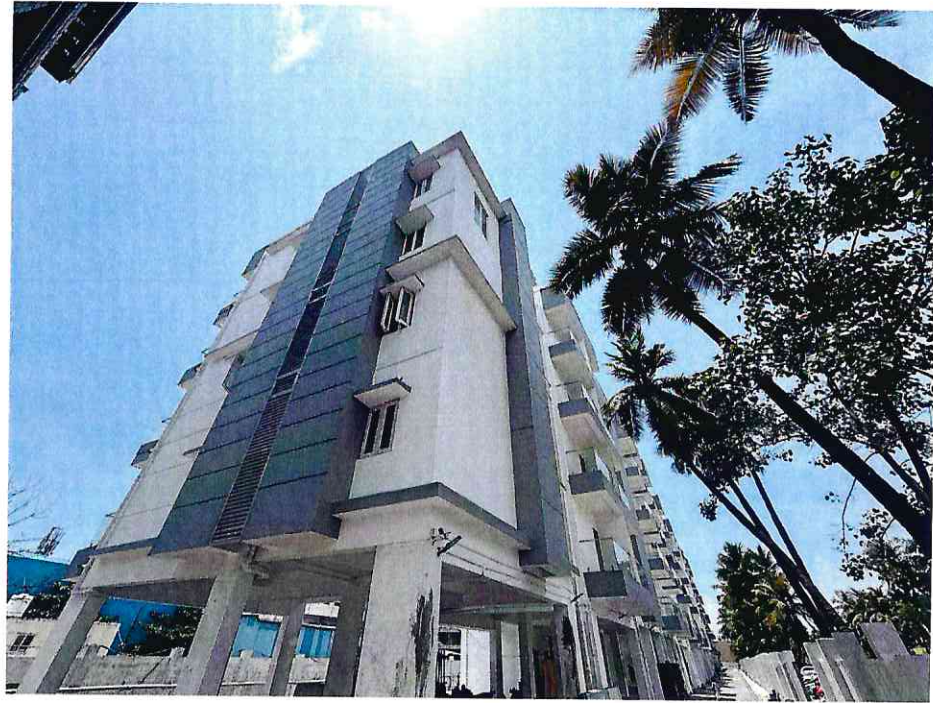


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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கலைஞர்
100
1924 - 2023

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.

Letter No. CMDA/CC/NHRB/S/0033/2024

Dated: 18.04.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Group Development of 2 Blocks comprising Block-1 - Stilt Floor + 4 Floors Commercial (Shop) Building & Block-2 - Stilt Floor + 2 Floors + 3rd Floor (part) + 4th Floor (part) Residential Building with 48 dwelling units availing Premium FSI at Rajiv Gandhi Salai (Old Mahabalipuram Road), Kottivakkam, Chennai – 41 comprised in S.No.276/2A & 276/8 of Kottivakkam Village within the limit of Greater Chennai Corporation – Completion Certificate Issued – Reg.

- Ref: 1. W.P (MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No. B/Spl.Bldg./196 A to C/2018 Permit No.12205 in letter No. B1/5394/2017 dt.29.08.2018.
3. Completion Certificate Application received from M/s. Leatherex Tanning Company vide No. CMDA/CC/NHRB/S/0033/2024 dated 25.01.2024.
4. **TNRERA letter No. TNRERA/A2/10263/2023** dated 27.12.2023 extending the validity up to 31.10.2024 registered vide Registration No. TN/01/Building/020/2019 dated 06.02.2019.
5. This office DC Advice letter even No. dated 08.04.2024.
6. Applicant letter dated 12.04.2024 enclosing the remittance of Additional Development Charges, Infrastructure & Amenities Charges and Shelter Charges remitted vide CMDA Receipt No. B0025391 dated 12.04.2024.

This is to certify that M/s. Leatherex Tanning Company has completed the construction of Group Development of 2 Blocks comprising Block-1 - Stilt Floor + 4 Floors Commercial (Shop) Building & Block-2 - Stilt Floor + 2 Floors + 3rd Floor (part) + 4th Floor (part) Residential Building with 48 dwelling units availing Premium FSI at Rajiv Gandhi Salai (Old Mahabalipuram Road), Kottivakkam, Chennai – 41 comprised in S.No.276/2A & 276/8 of Kottivakkam Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded in the reference 2nd 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 Rule 20(6) Annexure XXIII of TNCDBR, 2019.

p.t.o.

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/129/2024 dated 18.04.2024.

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 Rule 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,

[Signature] 18/04/2024

for MEMBER-SECRETARY

[Signature] 18/04/24

Copy to:

- | | |
|---|---|
| 1. M/s. Leatherex Tanning Company,
No.62, Halls Road,
Kilpauk, Chennai – 600 010. | |
| 2. The Chairperson,
TNRERA,
CMDA Tower-II, 1 st Floor, Egmore,
Chennai – 600 008. | (TNRERA letter No.
TNRERA/A2/10263/2023 dated
27.12.2023 extending the validity up to
31.10.2024 for the project under
reference registered vide Registration No.
TN/01/Building/020/2019 dated
06.02.2019) |
| 3. The Deputy Financial Analyst
Finance Division, CMDA. | (For Refund of Security Deposit for
Building and Display Board) |
| 4. The System Analyst, Computer Cell, CMDA | (to update Webpage) |

Note:

- (i) The Original Cash Receipt No.B-007891 dated 09.08.2018 for the 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 applicants are to be furnished.



FORM-4A

ARCHITECT'S CERTIFICATE

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

Date: 21.10.2024

To

M/s. Indira Projects & Developments (T) Pvt Ltd.,
No.116, Old No.1,
Anna Salai, Saidapet,
Chennai – 600 015.

Subject: Certificate of Completion of Construction Work of the project “ONE NORTH” (TNRERA Registration Number TN/01/Building/020/2019 dated 06.02.2019) situated in Rajiv Gandhi Salai (Old Mahabalipuram Road), Kottivakkam, Chennai - 41 comprised in S. No. 276/2A & 276/8 demarcated by its boundaries 12°58'31.2" to the North, 80°15'03.9" to the East of Kottivakkam Village, Sholinganallur Taluk, Chennai District, Pin 600041 land measuring 3620.48 sq.mts. area being developed by M/s. Indira Projects & Developments (T) Pvt Ltd.,

Sir,

I Mr.S.Ashok Kumar have undertaken assignment as Architect of certifying completion of Construction Work of Block-1-Stilt Floor + 4 Floors for shops and Block – 2 – Stilt floor + 2 floors + 3rd floor part + 4th floor part residential building with 48 dwelling units situated in Rajiv Gandhi Salai (Old Mahabalipuram Road), Kottivakkam, Chennai - 41 comprised in S. No. 276/2A & 276/8 of Kottivakkam Village, Sholinganallur Taluk, Chennai District, Pin 600041 Land Measuring 3620.48 sq.mts. area being developed by M/s. Indira Projects & Developments (T) Pvt Ltd.,

2. Following technical professionals are appointed by Owner/Promoter:

- (i) Thiru. S. Ashok Kumar as Architect
- (ii) Thiru. R. Sivashanmugam as Structural Consultant
- (iii) Thiru. N. Saravanan 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 Block-1-Stilt Floor + 4 Floors for shops and Block – 2 – Stilt floor + 2 floors + 3rd floor part + 4th floor part residential building with 48 dwelling units has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/SOUTH-I/129/2024 dated 18.04.2024 by CMDA.

Yours Faithfully,


S. ASHOK KUMAR, M.Arch.,
Registered Architect, R.A/Gr.I/19/02/011
No.19, VV Colony, 4th Street,
Adambakkam, Chennai-600 088.
Ph: 2260 0999, Mob: 9383 123456
E-mail: 131ashok@gmail.com

S.ASHOK KUMAR
RA/Gr.I/19/02/011

IBEA Design Studio

No. 13, G2, Yamuna Street, Bharath Nagar, Adambakkam, Chennai - 600 088.

CA/2015/69562

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✉ admin@ibeadesignstudio.com

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R Sivashanmugam, M.Tech (Structures), MIE.,
Structural Consultant / Chartered Engineer
Registered Structural Engineer , CMDA Greater Chennai Corporation

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER

I Mr.R.Sivashanmugam have undertaken assignment as Structural Engineer for the detailed design and construction of the building Block-1-Stilt Floor + 4 Floors for shops and Block – 2 – Stilt floor + 2 floors + 3rd floor part + 4th floor part residential building with 48 dwelling units situated in Rajiv Gandhi Salai (Old Mahabalipuram Road), Kottivakkam, Chennai - 41 comprised in S. No. 276/2A & 276/8 of Kottivakkam Village, Sholinganallur Taluk, Chennai District, Pin 600041

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 structure is structurally safe and sound for the purpose for which it is constructed.

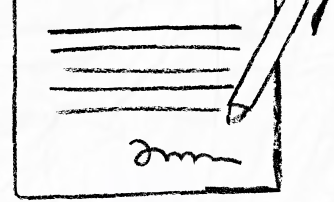
Yours faithfully,

R. S. [Signature]
R. Sivashanmugam, M.Tech.(Structures)
Structural Consultant
Regd. Structural Engineer Grade-II
SE/GR-II/19/04/068, CMDA
Strucspec Cell: 91763 12345
No.12A, John Desikar Street, Nanganallur, Chennai-600 061.
of the Registered Structural Engineer
E-Mail: r.sivashan@gmail.com



Strucspec
Designs Redefined

No.: 12A, John Desikar Street (Near Sri BM Hospital), Nanganallur, Chennai - 61.
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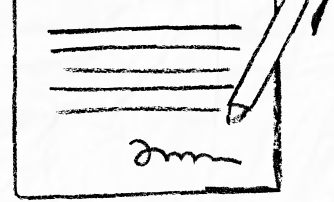
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Vastu & Property Management Tools

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