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Project - Quarterly Progress Report

Promoter's Name	:	PUSHKAR PROPERTIES (P) LTD
Project Name	:	ROYALE NALANTHA
Project Registration No	:	TN/29/BUILDING/0219 dated 05.12.2019
Quarter Ending	:	September 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	2	2
3.	UDS Registered in Sq.m.	129.36 sq.mt.	129.36 sq.mt.

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	%
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3.92 Cr.

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/C/0164/2020** (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) Attached (in PDF Format)

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

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
2A	105.12	4.13		34.75	144.00	67.6875	1
4B	105.12	4.13		34.75	144.00	67.6875	1
				Total	288.00 =====	129.36 =====	

Pushkar's Royale Nalandha,
Old.No.188, New.No.354, 4th Avenue,
Anna Nagar, Chennai - 600 040

Site Photos







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 Managing Director,
CMWSSB, No.75, Santhome High Road,
MRC Nagar, R.A. Puram
Chennai-600 028

Letter No. CMDA/CC/NHRB/C/0164/2020

Dated:16-02-2021

Sir,

Sub: CMDA – Enforcement Cell (Central -I) – Completed for the construction of Stilt + 4 floors Residential building with 8 dwelling units at Old Door No.188, New Door No.354, Shanthi Colony 4th Avenue, Anna Nagar, Chennai comprised in Old S.No.214pt., & 227 part, T.S.No.126/5, Block No.21 of Koyambedu Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/NHRB/237/2019 in letter No. PP/SB/C/00283/2019, dated 06.09.2019, Planning Permit No.12820
 2. TNRERA Registration No.TN/29/Building/0219/2019, dated 05.12.2019 in Lr. No.TNRERA/6083/2019, dated 05.12.2019
 3. Your Completion Certificate application through online dated 21.12.2020.
 4. This office letter even no. dated 22.01.2021 addressed to the Applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0018450, dated 27.01.2021.
 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 **Thiru P. Kruthivas, Director, M/s. Pushkar Properties Pvt. Ltd, GPA for Tmt. Pamela Arulammal & 9 others** have constructed of Stilt + 4 floors Residential building with 8 dwelling units at Old Door No.188, New Door No.354, Shanthi Colony 4th Avenue, Anna Nagar, Chennai comprised in Old S.No.214pt., & 227 part, T.S.No.126/5, Block No.21 of Koyambedu Village, Chennai, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No. B/NHRB/237/2019 in letter No. PP/SB/C/00283/2019, dated 06.09.2019, Planning Permit No.12820. 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 in Annexure XXIII of TNCD&BR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I / 28 /2021, dated:16-02-2021.

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,

P. Arulammal
16/2/2021
for MEMBER-SECRETARY

Ar
16.2.21

Copy to:

✓ **Thiru P. Kruthivas,**
Director, M/s. Pushkar Properties Pvt. Ltd,
GPA for Tmt. Pamela Arulammal & 9 others
No.3/51, F Block, 2nd Main Road
Anna Nagar East, Chennai – 600 102.

- 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 (For Refund of SD for building & DB)
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.

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 "ROYALE NALANTHA", Stilt + Four Floors, 8 Dwelling units at TNHB Block No.188, New No. 354, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S. No. 227(part), T.S. No.126/5, Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District.

Ref: TN/29/BUILDING/0219 dated 05.12.2019.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "ROYALE NALANTHA", Stilt + Four Floors, 8 Dwelling units at TNHB Block No.188, New No. 354, 4th Avenue, Santhi Colony, Annanagar West, Chennai – 600 040, comprised in O.S. No. 227(part), T.S. No.126/5, Block No.21 of KOYAMBEDU Village, AMINJIKARAI Taluk, Chennai District, being developed by Pushkar Properties (P) Ltd, Old No.3, New No.51, "F" Block, 2nd Main Road, Annanagar East, Chennai – 600 102.

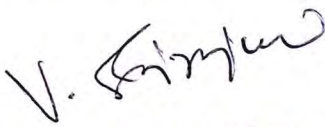
2. Following technical professionals are appointed by Promoter:

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 "ROYALE NALANTHA", stilt plus four floors residential building has been completed in all aspects. The Building is granted Completion Certificate bearing numberCMDA/CC/NHRB/C/0164/2020 dated 16.02.2021.

Thank you,

Yours Faithfully,



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



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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

3/350/2 Mettukuppam,
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