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Project - Quarterly Progress Report

Promoter's Name	**:**	**Vasudha Enterprises**
Project Name	**:**	**Navin's Mithra**
Project Registration No	**:**	**TN/29/Building/0246/2019**
Quarter Ending	**:**	**January 2020**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	3	407.76
2.	Parking Lots	3	-
3.	UDS Registered in Sq.m.	-	237.54

B. Construction

Sl. No.	Description	Status
1.	**Stage of construction of each Block/Tower, Floor wise**	
	Foundation – Structural Work	100% Completed
	Stilt Floor – Structural Work	100% Completed
	F to 4th Floor – Structural Work	100% Completed
	Terrace – Structural Work	100% Completed
	Stilt to Terrace – Blockwork	100% Completed
	Stilt to Terrace – Internal Plastering	100% Completed
	External Plastering	100% Completed
	Finishing Work (Painting, flooring & Joineries)	100% Completed
2.	**Status of common Amenities**	
	Water Supply	100% Completed
	Landscaping & Tree planting	100% Completed
	Street lighting	N.A
	Energy Management	100% Completed
	Water conservation, rainwater harvesting, percolating well/pit	100% Completed
	Electrical meter room	100% Completed

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. **EC/North-II/007/2020 dated 21.01.2020**
2. Compliance Report, if any (Kindly Specify) **NA**
3. Annual Audit Report of Special Account in Form 7 **NA**

D. Latest Photo with Date (Atleast from 2 angles) (Attached)

FRONT ELEVATION



STILT FLOOR - CAR PARKING & DRIVEWAY



FLAT-INTERNAL FINISHINGS



STAIRCASE HANDRAIL



BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chintadripet, Chennai-600 002

Letter No.EC/N-II/15265/2019 Dated: 21-01-2020

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt + 4 floors Residential building with 8 Dwelling Units at Plot No.29, 30 & 31 in CMDA approved Lay out No.37/87, Akshaya Colony 2nd Avenue, Chennai in Old S.No.127/2B(Part), 128 (Part), 152/1 (Part), 153 (Part), T.S. No.103, Block No.8, Ward "H" of Mogappair Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/Spl.Bldg./41/2017, in Letter No.B3/446/2016, dated 07.02.2017, Planning Permit No.11285 under Premium FSI
2. Completion Certificate Application dated 13.09.2019
3. This office letter even no. dated 08.01.2020 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0015489, dated 09.01.2020.

****

This is to certify that **P. Bhavani, GPA of Tvl. R. Mahadevan & 3 others** has constructed of Stilt + 4 floors Residential building with 8 Dwelling Units at Plot No.29, 30 & 31 in CMDA approved Lay out No.37/87, Akshaya Colony 2nd Avenue, Chennai in Old S.No.127/2B(Part), 128 (Part), 152/1 (Part), 153 (Part), T.S. No.103, Block No.8, Ward "H" of Mogappair Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./41/2017, in Letter No.B3/446/2016, dated 07.02.2017, Planning Permit No.11285 under Premium FSI. 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. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-II /007 /2020, dated:21-01-2020**.

/pto/

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.

Yours faithfully,

21/1/20

for **MEMBER-SECRETARY**

Copy to:

1. **P. Bhavani**
   GPA of Tvl. R. Mahadevan & 3 others
   802, 804, Anna Salai
   Nandanam, Chennai – 600 035.

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.

C. R. RAJU
PRINCIPAL ARCHITECT

Date :

FORM 4
ARCHITECT'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

03.02.2020

To
M/s. Vasudha Enterprises,
P.Bhavani- Power Agent,
Navin's Triumph,
No.802 & 804, Anna Salai,
Nandhanam, Chennai – 600035.

Subject: Certificate of completion of construction work of the project (TNRERA Registration Number TN/29/Building/0246/2019 dated 30/12/2019) situated on the plot No.29, 30 & 31,Akshaya Colony, 2nd Avenue, comprised in Old S.No.127/2B part, 128 part, 152/1 part, 153 part, T.S No.103, demarcated by its boundaries 13°5'28.1256" to the North, 80°11'0.132" to the east, Block No.B, Ward-H of Mogappair Village, Chennai-600050 measuring 589.47 Sq.mts. area being developed by Vasudha Enterprises.

Sir,

I have undertaken assignment as Architect of certifying completion of construction work of residential building situated in the plot No.29, 30 & 31, Akshaya Colony, 2nd Avenue, comprised in Old S.No.127/2B part, 128 part, 152/1 part, 153 part, T.S No.103, Block No.B, Ward-H of Mogappair Village, Chennai-600050 measuring 589.47 Sq.mts. area being developed by Vasudha Enterprises.

Following technical professionals are appointed by Promoter.

Thiru. C.R.Raju as Architect.
Thiru. Peramaiyan as Structural Consultant.
Thiru. S.Rajasekar as MEP consultant.
Thiru. P.N.Chandrasekar as Site Supervisor/Clerk of works.

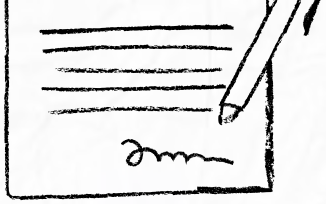
Based on completion certificate received from Structural Engineer and site supervisor and to the best of my knowledge. I hereby certify that the residential building has been completed in all aspects. The building is granted completion certificate bearing number EC/ North -II/007 /2020 dated: 21-01-2020 by the Chennai Metropolitan Development Authority.

Yours Faithfully,

C R RAJU CA/89/12626

Signature & Name (IN BLOCK LETTERS) of ~~L.S.~~/Architect with (License No._____)

C.R. RAJU ARCHITECT
COA No: 12626, 11A No : 7583
R.A. No: 195 (CORP. OF CHENNAI)
6, South Avenue, Srinagar Colony,
Chennai-15. Ph: 2220 1220 / 2220 1227
Telefax: 2220 1224



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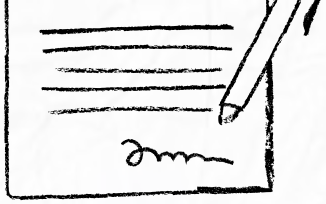
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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