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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. BALAJI DEVELOPERS
Project Name	:	BALAJI PRESTIGE
Project Registration No.	:	TN / 29 / Building / 0014/ 2020
Project Registration Date	:	13.01.2020
Project Completion Date	:	02.02.2022
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

Bank Name	:	City union bank
Bank Branch	:	Madipakkam
Bank A/c No.	:	510909010135797

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs .22,29,28,911.00 /-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 22,28,47,285.30 /-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

For Balaji Developers

 R. Suresh
 Partner

A. Sales

Sl. No.	Description	Cumulative No. 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	25 units	1787.80 SQ.M
	b) UDS Registered	25 units	849 SQ.M

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1A	Yes	Yes
2.	1B	Yes	Yes
3.	1C	Yes	Yes
4.	1D	Yes	Yes
5.	1E	Yes	Yes
6.	2A	Yes	Yes
7.	2B	Yes	Yes
8.	2C	Yes	Yes
9.	2D	Yes	Yes
10.	2E	Yes	Yes
11.	3A	Yes	Yes
12.	3B	Yes	Yes
13.	3C	Yes	Yes

For Balaji Developers

[Signature]
R. Sanyal
Partner

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14.	3D	Yes	Yes
15.	3E	Yes	Yes
16.	4A	Yes	Yes
17.	4B	Yes	Yes
18.	4C	Yes	Yes
19.	4D	Yes	Yes
20.	4E	Yes	Yes
21.	5A	Yes	Yes
22.	5B	Yes	Yes
23.	5C	Yes	Yes
24.	5D	Yes	Yes
25.	5E	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	Fully Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

For Balaji Developers

[Signature]
R. Sanyal
Partner

Sl. No.	Description	Percentage	
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100 %	
	ii) Financial (Enter Anticipated Project Cost in lakhs)	Rs.2229 lakhs	
2.	Percentage of completion of Common Amenities i) Physical	NA	
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA	

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

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For Balaji Developers

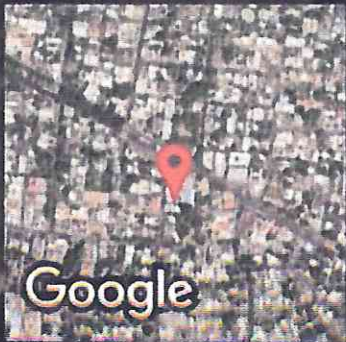
[Signature]
R. Sankaranarayanan
10/07/2010
Partner

[Signature]

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 **GPS Map Camera**



Chennai, Tamil Nadu, India

Plots 1 And 2,, 100 Feet Road, Lakshmi Nagar 3rd Stage,
10th Street, 100 Feet Rd, Kannika Colony, Nanganallur,
Chennai, Tamil Nadu 600061, India
Lat 12.976821° Long 80.188495°
23/04/2025 10:30 AM GMT +05:30

12



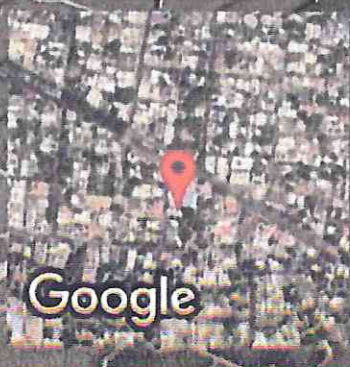
GPS Map Camera

Chennai, Tamil Nadu, India

Plots 1 And 2,, 100 Feet Road, Lakshmi Nagar 3rd Stage,
10th Street, 100 Feet Rd, Kannika Colony, Nanganallur,
Chennai, Tamil Nadu 600061, India

Lat 12.976794° Long 80.188502°

23/04/2025 10:31 AM GMT +05:30



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 **GPS Map Camera**



Chennai, Tamil Nadu, India

Plots 1 And 2,, 100 Feet Road, Lakshmi Nagar 3rd Stage,
10th Street, 100 Feet Rd, Kannika Colony, Nanganallur,
Chennai, Tamil Nadu 600061, India
Lat 12.976805° Long 80.1885°
23/04/2025 10:30 AM GMT +05:30

⑤



R. Sarfari

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R. Srinivas

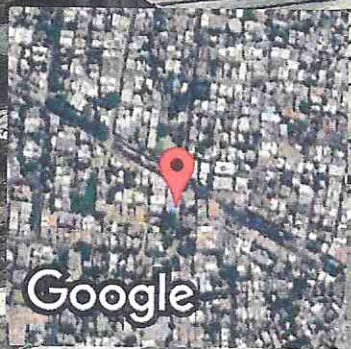
29



 **GPS Map Camera**

Chennai, Tamil Nadu, India

1, 100 Feet Rd, Near Bsnl Off, Lakshmi Nagar,
Nanganallur, Chennai, Tamil Nadu 600061, India
Lat 12.9769° Long 80.188702°
11/04/2025 01:44 PM GMT +05:30





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

Letter No. CMDA/CC/NHRB/S/0398/2021

Dated:02.02.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 25 Dwelling Units availing Premium FSI at Plot No.1&2, Nanganallur 100 Feet Road and Lakshmi Nagar 3rd Stage, Thalakanancheri, Chennai-600 061 comprised in Old S.No.61/4A1A part, T.S.No.30 & 31, Block No.12, Ward-D in Alandur of Thalakanancheri Village, within the Limits 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. Earlier Planning Permission No.B/Spl. Bldg./23/2018 dated 05.02.2018 in Planning Permit No.11832 in letter No.B2/8697/2017 dated 05.02.2018.
 3. Revised Planning Permission No.B/NHRB/259/2019 dated 18.09.2019 in Planning Permit No.12842 in letter No.PP/SB/S(B1)/0184/2019 dated 18.09.2019.
 4. Completion Certificate Application received from M/s.Balaji Developers represented by its Partners Tvl.1.R.Sanjeevi, 2.V.Boopathy & 3.V.S.Subramanian on 30.12.2021.
 5. This office D.C.Letter even No.dt.28.01.2022.
 6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020835 dated 31.01.2022.

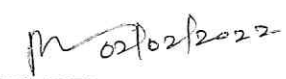
This is to certify that M/s.Balaji Developers represented by its Partners Tvl.1.R.Sanjeevi, 2.V.Boopathy & 3.V.S.Subramanian has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 25 Dwelling Units availing Premium FSI at Plot No.1&2, Nanganallur 100 Feet Road and Lakshmi Nagar 3rd Stage, Thalakanancheri, Chennai-600 061 comprised in Old S.No.61/4A1A part, T.S.No.30 & 31, Block No.12, Ward-D in Alandur of Thalakanancheri Village, within the Limits of Greater Chennai Corporation vide CMDA Planning Permission in the reference 1st 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 approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 030 /2022 dated 02.02.2022.

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 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1th cited (Also indicated in the Planning Permission approval letter in Serial No.9).

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

1. M/s.Balaji Developers represented by its Partners Tvl.1.R.Sanjeevi, 2.V.Boopathy & 3.V.S.Subramanian, No.1/15, Macmillan Colony 5th Street, Nanganallur, Chennai - 600 061.

2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008.

(TNRERA Project registration No.TN/29/ Building/0014/2020, dt.13.01.2020 in file No.TNRERA/ 7718 /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 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.



FORM-4A
ARCHITECT'S CERTIFICATE

To

M/s. BALAJI DEVELOPERS,
No.1/15, Macmillian Colony,
5th Street, Nanganallur,
Chennai – 600 061.

Date: 10.04.2025



Subject: Certificate of Completion of Construction Work of Stilt + 5 Floors Residential Building with 25 Dwelling Units availing Premium FSI Single Block of the Project (TNRERA Registration Number TN / 29 / Building /0014 / 2020 dated 13.01.2020) situated on the Plot bearing Plot No.1 & 2, comprised in Old Survey No. 61/4A1A part, T.S.No.30 & 31, Block No.12, Ward No. D, demarcated by its boundaries (Latitude : 12°58'36.3"N and Longitude 80°11'17.9"E) 80 Feet Road to the North, Plot No.3 to the South, Duraiswamy Naidu Land to the East, National Building Society's Approved layout to the West of Division 167 of Thalakkanancheri Village, Alandur Taluk, Chennai District, PIN - 600 061. Measuring 849.00 sq.mts. area being developed by M/s. BALAJI DEVELOPERS.

Sir,

I Mr.S.Ashok Kumar have undertaken assignment as Architect of certifying completion of Construction Work of Stilt + 5 Floors Residential Building with 25 Dwelling Units availing Premium FSI Single Block of the Project (TNRERA Registration Number TN / 29 / Building /0014 / 2020 dated 13.01.2020) situated on the Plot bearing Plot No.1 & 2, comprised in Old Survey No. 61/4A1A part, T.S.No.30 & 31, Block No.12, Ward No. D, 167 of Thalakkanancheri Village, Alandur Taluk, Chennai District, PIN - 600 061. Measuring 849.00 sq.mts. area being developed by M/s. BALAJI DEVELOPERS.

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

- (i) Thiru. S.Ashok Kumar as Architect
- (ii) Thiru. M.Devaraj as Structural Consultant
- (iii) Thiru. S.Rajendran as Site Supervisor

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that Stilt + 5 Floors Residential Building with 25 Dwelling Units availing Premium FSI Single Block of the Project (TNRERA Registration Number TN / 29 / Building /0014 / 2020 dated 13.01.2020) has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Stilt + 5 Floors Residential Building with 25 Dwelling Units availing Premium FSI Single Block of the Building is granted Completion Certificate bearing number EC/South-II/ 030 /2022 dated 02.02.2022 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

CA No. CA/2015/69562

IBEA Design Studio

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

☎ 044 4009 2466

✉ admin@ibeadesignstudio.com

🌐 www.ibeadesignstudio.com

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YV ENGINEERING SERVICES

Er M.DEVARAJ,M.E(Struct),AMIE,AIV,

CMDA REG.NO:SE/GR-I/19/04/110

DTCP REG.NO:SE/Gr.I/2022/02/003

CHARTED CIVIL ENGINEER (AM-151599-6)

05, Muthiyal Reddy Nagar,

Adambakkam - 600 088

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED
STRUCTURAL ENGINEER**

**(To be furnished on completion of
building)**

Date: 10.04.2025

I/We M.Devaraj have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower residential of the building comprising of Stilt + 5 floors Residential Building with 25 Dwelling Units situated in the land bearing Survey Number. 61/4A1A Part , T.S.NO . 30 & 31, PLOT No. 1 & 2 of Thalakkanancheri Village.

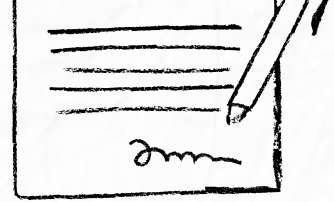
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed Building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,


[DEVARAJ. M]


Er. M. DEVARAJ M.E., (Struct.) F.M.E., AIV.,
CONSULTING STRUCTURAL ENGINEER,
CMDA Regn. No: SE/GR-I/19/04/110
GCC Regn. No: RSE101722022
Mob: 94898 85229 / 86109 47148
Email: devastr@gmail.com



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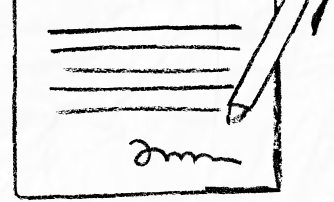
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Forms & Templates, Document Generator, Document Translation, Dictionary



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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