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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Innovative Homes & Developers (P) Ltd.
Project Name	:	SERENE
Project Registration No.	:	TN/29/Building/0155/2020
Project Registration Date	:	23.03.2020
Project Completion Date	:	25.02.022
Quarter Ending	:	September 2024

RERA Separate Bank A/c Details

Bank Name	:	Bank of Baroda
Bank Branch	:	T.Nagar
Bank A/c No.	:	05320200001937

Amount collected from the allottees and deposited in the RERA A/c	:	NIL
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	NIL
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosed

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	Single Block 7 Floors	780.41 Sq.m.
	b) UDS Registered	7 Floors	349.43 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.	Flat 1A	Yes	Yes
2.	Flat 1B	Yes	Yes
3.	Flat 1C	Yes	Yes
4.	Flat 2B	Yes	Yes
5.	Flat 2C	Yes	Yes
6.	Flat 3B	Yes	Yes
7.	Flat 3C	Yes	Yes

B. Construction

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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs.480 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	-N.A-

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

[Signature]
Signed by Chartered Accountant
CA Valliammai Palaniappan
Partner
Maruthappan & Associates
M.No. 99-522



For INNOVATIVE HOMES & DEVELOPERS (P) LTD

[Signature]
Director
Signed by Promoter



GPS Map Camera



Google

Chennai, Tamil Nadu, India

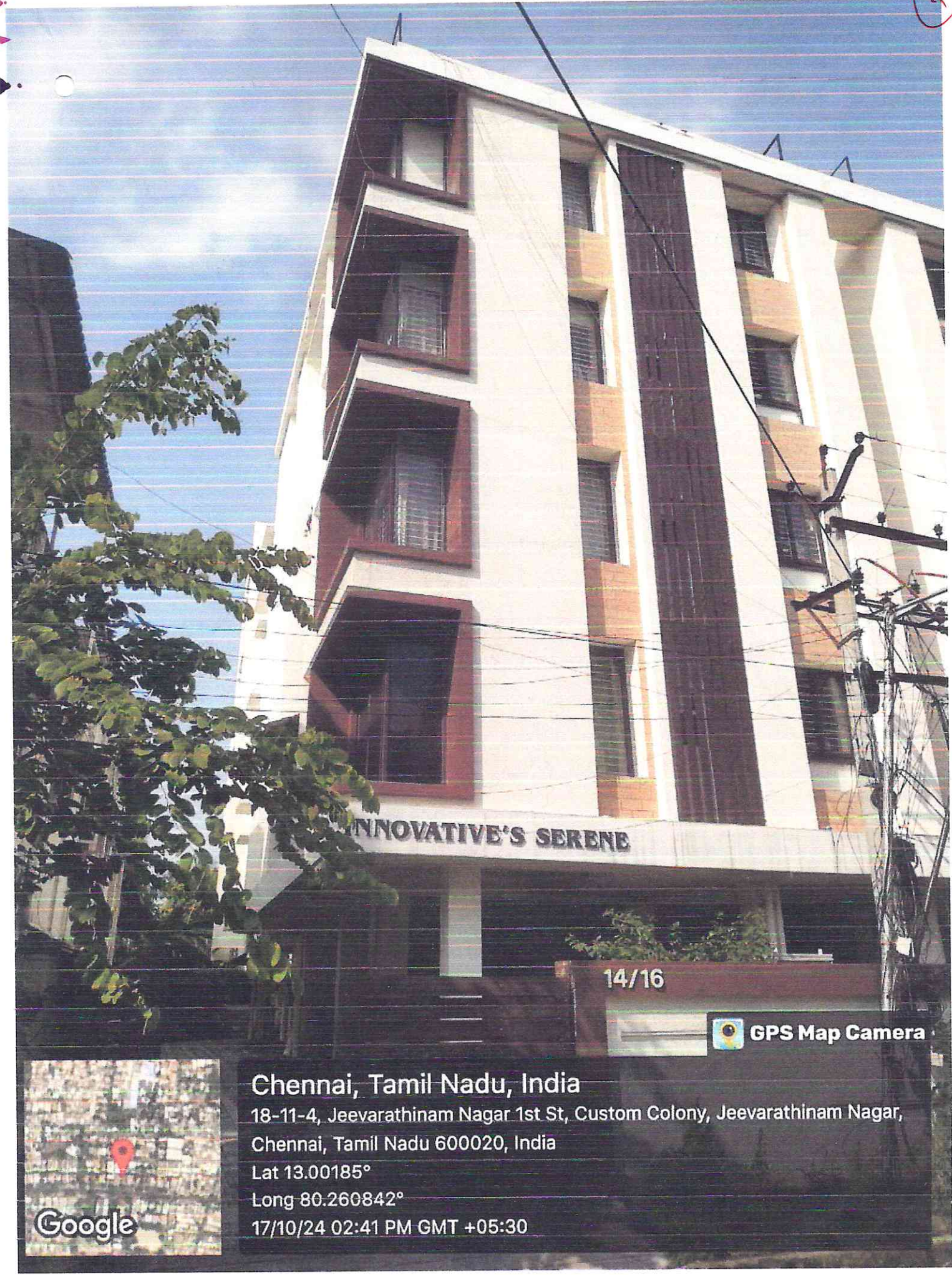
Ramaniyam Srushti, BUILDING-20, 1B, 1st Cross St, Jeevarathinam Nagar,
Adyar, Chennai, Tamil Nadu 600020, India

Lat 13.001855°

Long 80.260983°

17/10/24 02:42 PM GMT +05:30

29



INNOVATIVE'S SERENE

14/16

GPS Map Camera



Google

Chennai, Tamil Nadu, India

18-11-4, Jeevarathinam Nagar 1st St, Custom Colony, Jeevarathinam Nagar,
Chennai, Tamil Nadu 600020, India

Lat 13.00185°

Long 80.260842°

17/10/24 02:41 PM GMT +05:30



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, 75, Santhome High Road,
MRC Nagar, Chennai 600 028

Letter No. CMDA/CC/NHRB/S/368/2021

Dated:25.02.2022

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 11 dwelling units availing with premium FSI at Plot No.16, Door No.14/16, 1st Street, Jeevarathinam Nagar, Adyar, Chennai – 20 in Old S.No.81/1 (part), New T.S. No.1/8 Block No. 23 of Urur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
 2. CMDA Planning Permission No. B/NHRB/403/2019 Permit No.12986 in letter No. PP/NHRB/S(B1)/579/2019 dated 21.11.2019.
 3. Completion Certificate Application received from M/s. Innovative Homes & Developers (p) Ltd., dated 08.12.2021.
 4. This office DC letter even No dated 20.01.2022.
 5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0020798 dated 25.01.2022 & 23.02.2022.

This is to certify that M/s. Innovative Homes & Developers (p) Ltd., Rep by its Managing Director Thiru. M.A. Annamalai, GPA for Tvl. 1) Lakshmi Subramanian, 2) Srimathy Sridhar 3) P.S.Srivathsan 4) Bhavani Venkateswaran alias Bhuvani Rajesh has completed the construction of Stilt Floor + 4 Floors Residential Building with 11 dwelling units availing with premium FSI at Plot No.16, Door No.14/16, 1st Street, Jeevarathinam Nagar, Adyar, Chennai – 20 in Old S.No.81/1 (part), New T.S. No.1/8 Block No. 23 of Urur Village within Greater Chennai Corporation limit vide CMDA Planning Permission issued 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 approved by the Monitoring Committee & TNCDBR 2019

2. Accordingly Completion Certificate is issued for the above construction in

C.C.No.EC/South-I/048/2022 dated 25.02.2022.

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 1st cited (Also indicated in the Planning Permission approval letter in serial No. 7th reference)

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. Innovative Homes & Developers (p) Ltd.,
Rep by its Managing Director Thiru. M.A.
Annamalai. GPA for Tvl. 1) Lakshmi
Subramanian, 2) Srimathy Sridhar
3) P.S. Srivathsan 4) Bhavani Venkateswaran
alias Bhavani Rajesh.
Door No.88A, P.T. Rajan Salai,
KK Nagar,
Chennai - 600 078.

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

(TNRERA Registration Certificate
No. TN/29/Building/ 0155/2020 dated
23.03.2020 in letter No., TNRERA/
1801/2020 & Extension Lr No.
TNRERA/1567/2022 dt 22.02.2022)

3. The Deputy Financial Analyst,
Finance Division, CMDA
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

(For refund of Security Deposit for
Building and Display Board)

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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FORM-4A
ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date : 17.10.2024

To

M/s.Innovative Homes & Developers (P) Ltd.
No.88-A, P.T.Rajan Salai
K.K.Nagar,
Chennai - 600078

Subject : Certificate of completion of construction work of **Stilt Floor+ 4 Floors Building Single Block** of the building of the project (TNRERA Registration Number **TN/29/Building/0155/2020** dated **23.03.2020** situated on the Land bearing Survey No. **81/1 part, T.S.No.1/8, Block 23 Plot No.16, Door No.14/16, 1st Street, Jeevarathinam Nagar, Adyar, Chennai -600 020** demarcated by its boundaries (latitude and longitude of the end points) **13°00'07.6" to the North 13°00'06.7" to the South 80°15'40.0" to the East 80°15'39.3" to the West** of Division **Urur Village, Velacheri Taluk, Chennai District** measuring **668.90 Sq.M** of area being developed by M/s.Innovative Homes & Developers (P) Ltd of **FSI Area = 1423.88Sq.M.**

Sir

We **Chettinad Design** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **Stilt Floor+ 4 Floors Residential Building** with 11 dwelling units consisting **Single Block** of the Building situated on Survey No. **81/1 part, T.S.No.1/8, Block 23 Plot No.16, Door No.14/16, 1st Street, Jeevarathinam Nagar, Adyar, Chennai -600 020** of Division **Urur Village, Velacheri Taluk, Chennai District** measuring **668.90 Sq.M** of area being developed by M/s.Innovative Homes & Developers (P) Ltd of **FSI Area = 1423.88Sq.M.**

2. Following technical professionals have been appointed by Owner/Promoter:
 - i) **Mr.Reena Nishanthi Lydia** as Architect
 - ii) **Mr.C.Kannan** as Structural Consultant
 - iii) **Mr.Karunakaran** as Site Supervisor / clerk of works.
3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **Stilt Floor+ 4 Floors Residential single Block Building** 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 Residential Building is granted Completion Certificate bearing number **C.C.No.EC/South-I/048/2022** dated **25/02/2022** by **CMDA**.

Yours Faithfully,


REENA NISHANTHI LYDIA P B.ARCH
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD. No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 14, 11 Floor, Cenotaph Road, 1 Street,
Adyar, Chennai - 600 018.

C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

I **C.Kannan** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower **Single Block** of the building comprising of **Stilt Floor + 4 Floors** situated in the land bearing Survey Number **81/1 Part, T.S.No.1/8, Block No.23 Urur Village, Velachery Taluk**, situated at **Plot No.16, Door No.14/16, 1st Street, Jeevarathinam Nagar, Adyar, Chennai – 600 020.**

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

C.KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.



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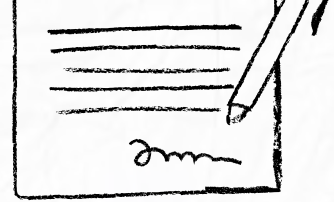
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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

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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