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11-01-2022

Project - Quarterly Progress Report

Promoter's Name	:	ROYAL SHELTER
Project Name	:	Royal Vesta Phase II
Project Registration No	:	TN/16/Building/0265/2020
Quarter Ending	:	October-2021 to December-2021

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq.M
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	47 Nos.	3648.63
2.	Parking Lots	47 Nos.	-
3.	UDS corresponding to the Flats booked in Sq.m.	47 Nos.	1726.85

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A-Block a). Pile Foundation b). Stilt Floor Frame work c). First Floor Frame work d). Second Floor Frame work e). Third Floor Frame work f). Fourth Floor Frame work g). Fifth Floor RCC Frame work h). Brick Work in all floors i). Joineries j). Outer Plastering k). Inner Plastering l) Electrical Concealed work m). Plumbing Concealed work n). Flooring work	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed

		o). Painting E-Block a). Pile Foundation b). Stilt Floor Frame work c). First Floor Frame work d). Second Floor Frame work e). Third Floor Frame work f). Fourth Floor Frame work g). Fifth Floor RCC Frame work h). Brick Work in all floors i). Joineries j). Outer Plastering k). Inner Plastering l) Electrical Concealed work m). Plumbing Concealed work n). Flooring work o). Painting	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Intercom Swimming Pool Gym Shuttle Court RO Water Purifier Park Children's Play Area Generator Backup	Completed
		CCTV Camera Lift	100% Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical (completed works) a). Pile Foundation b). Stilt Floor Frame work c). First Floor Frame work d). Second Floor Frame work e). Third Floor Frame work f). Fourth Floor Frame work g). Fifth Floor RCC Frame work h). Brick Work in all floors	100%

	i). Joineries j). Outer Plastering k). Inner Plastering l). Electrical Concealed work m). Plumbing Concealed work n). Flooring work o). Painting	
	ii) Financial (Enter Anticipated Project Cost in Lakhs) A). Overall Project Cost (Excluding Land)= Rs. 1598.89 B). Cost of works completed Cost of Construction = Rs. 1598.89	100%

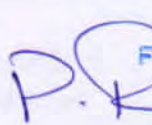
C. Details of Clearances

1. Completion Certificate No. 03/2021 **Attached** (in PDF Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format) Nil
3. Annual Audit Report of Special Account in Form 7 **Attached** (in PDF Format)
4. Architects Certificate in Form 4 **Attached** (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles): Attached (in PDF Format)

E. Status of Approvals

a) Approvals received	i) Planning Permit No.16/2020 ii) Building Permit No.086/BL/2020/00639
b) Approval applied and expected date of receipt	Nil
c) Approvals to be applied and date planned for application	Nil
d) Modifications, amendment or revisions, if any, issued by the competent authority with regard to any license, permit or approval for the project	Nil


For ROYAL SHELTER
Managing Partner

ARCHITECTS PLUS

P. RAVICHANDRAN, M.E., A.I.A., F.I.V.

Regn. No. CA 23109

FORM-4 ARCHITECT'S CERTIFICATE

Date: 10-01-2022

To

M/s. ROYAL SHELTER
2nd Floor, JP Tower,
7th Cross, Thillainagar
Tiruchirappalli – 620 018

Subject: Certificate of Completion of Construction Work of the Project **"Royal Vesta Phase II"** (TNRERA Registration Number **TN/16/Building/0265/2020**) situated in S.F.Nos. 6/5B1, 5B2, 5A & 5B4, T.S.Nos.36/7, 8, 9 & 10, Block No.7, Ward "J" of Uyyakondan Thirumalai, Vayalur Road, Tiruchirappalli 620 102 demarcated by its boundaries (Latitude and longitude of the end points) 10° 48' 59.8" to the North to the South 10° 48' 58.5" to the East 78° 39' 46.9" to the West of Division Uyyakondan Thirumalai Village, Tiruchirappalli Taluk & District PIN 620 102 measuring 5406.20 sq.mts. of FSI area and 1140.73 sq.mts of Non-FSI area being developed by Royal Shelter.

Sir,

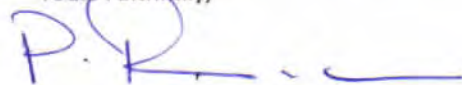
I have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **"Royal Vesta Phase II"** in S.F.Nos. 6/5B1, 5B2, 5A & 5B4, T.S.Nos.36/7, 8, 9 & 10, Block No.7, Ward "J" of Uyyakondan Thirumalai, Vayalur Road, Tiruchirappalli 620 102 measuring 5406.20 sq.mts. of FSI area and 1140.73 sq.mts of Non-FSI area being developed by Royal Shelter.

2. Following Technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) Thiru.P.Ravichandran as Architect
- (ii) Thiru. P.Ravichandran as Structural Consultant
- (iii) MEP Consultant Not Applicable
- (iv) Thiru M.Subramanian as site Supervisor/Clerk of Works

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 **Royal Vesta Phase II** apartment building consisting of Blocks A and E has been completed in all aspects. Completion Certificate vide number 03/2021, dated 20-09-2021 has been obtained from The Joint Director, DTCP, Tiruchirappalli District. Possession of the sold flats was taken by the concerned buyers.

Yours Faithfully,



P.RAVICHANDRAN, M.E., A.I.A., F.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77839/5
RA/Gr.1/TLPA/MAY 2019/051
"ARCHITECTS PLUS", D-27, 2nd Floor
J.P. Tower, 7th Cross (East)
Thillainagar, Trichy-620 018

Registered Architects,
Approved Valuers & Structural Consultants
D-27, 2nd Floor, J.P. Tower,
7th Cross East, Thillai Nagar,
Trichy - 620 018
T : 0431 2742466
M : 98424 66466
royalsheltertrichy@gamil.com

COMPLETION CERTIFICATE

From
Thiru.S.Sankaramoorthy,B.E.,
Joint Director/Member Secretary
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai,
Tiruchirappalli - 23.

To
1) The Executive Engineer,
TNEB.Mannarpuram,Trichy
2) The Executive Engineer,
TWAD Board.Contonement Trichy

E.mail : tryjddtcp@gmail.com

Web : tn.gov.in/dtcp

Roc.No.3451/2021/TD3,

Dated :20.09.2021

CC No.03/2021

Sir,

Sub: Completion Certificate - District Town and Country Planning - Tiruchirappalli District - Trichy Local Planning Area - K. Abishekapuram Zone - Uyyankondanthirumalai Village - Ward -J -Block- 7 - T.S.No.36/7, 36/8, 36/9, 36/10 (Old S.No.6/5B1,6/5B2, 6/5B4, 6/5A) - Construction of Building up to Terrace level (Block-A & Block E) - Completion Certificate (CC) issued - Reg.

Ref: 1) Planning Permission order in Roc.No.3843/2018/TLPA-2 dt. 20.02.2020
2) Planning Permission No.16/2020 dated 20.02.2020
3) Completion Certificate application received from Thiru.P.Ravichandran, Trichy dated 03.09.2021

1. This is certify that Thiru.P.Ravichandran, has constructed residential building in Ward -J -Block- 7 - T.S.No.36/7, 36/8, 36/9, 36/10 (Old S.No.6/5B1,6/5B2, 6/5B4, 6/5A), Uyyankondanthirumalai Village, K.Abishekapuram Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No.3843/2018/TLPA-2 dated 20.02.2020 Planning Permission No.16/2020. The Building was inspected and observed that the building has been completed up to Terrace level (Block-A & Block E as per approved plan and satisfied the norms for issue of Completion certificate.

2. The Completion Certificate is issued in accordance with the provision 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the

applicant/ developer/ power agent and the Structural Engineer/ 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.

Joint Director/Member Secretary
District Town and Country Planning Office,
Tiruchirappalli District

Copy to

M/s. Royal Shelter,
Rep.by the Managing Partner,
Thiru. P. Ravichandran,
D-27, 2nd Floor, J.P. Tower,
7th Cross East, Thillai Nagar,
Tiruchirappalli 620 018

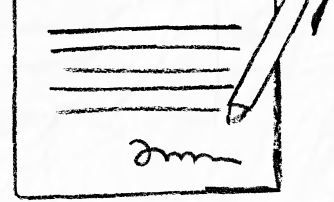
20/7/2024



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60 Vayalur Road
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Tiruchirappalli
Tamil Nadu



Jul 15, 2022 11:03:32 AM



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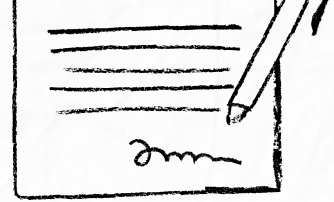
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We're honored to be part of your
real estate journey

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