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15-07-2023

Project - Quarterly Progress Report

Promoter's Name	:	ROYAL SHELTER
Project Name	:	Royal Aananda Phase I
Project Registration No	:	TN/16/Building/0104/2021
Quarter Ending	:	April 2023 to June 2023

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)	75 Nos.	3955.75
2.	Parking Lots	75 Nos.	-
3.	UDS corresponding to the Flats booked in Sq.m.	75 Nos.	2025.18

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A-Block a). Foundation b). Basement Floor Slab and Side Wall Concrete c). Basement Roof (Stilt Floor) Slab Work d). First Floor to terrace level Roof Slab work e). Brick Work (i). First to Fifth Floor f). Joineries g). Inner Plastering h). Outer Plastering i). Electrical work	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed

		j). Plumbing work	100% Completed
		k). Flooring work	100% Completed
		l). Painting & putty work	100% Completed
		<u>B-Block</u>	
		a). Foundation	100% Completed
		b). Basement Floor Slab and Side Wall Concrete	100% Completed
		c). Basement Roof (Stilt Floor) Slab Work	100% Completed
		d). First Floor to terrace level Roof Slab work	100% Completed
		e). Brick Work (i). First to Fifth Floor	100% Completed
		f). Joineries	100% Completed
		g). Inner Plastering	100% Completed
		h). Outer Plastering	100% Completed
		i).Electrical work	100% Completed
		j). Plumbing work	100% Completed
		k). Flooring work	100% Completed
		l). Painting & putty work	100% Completed
		<u>C-Block</u>	
		a). Foundation	100% Completed
		b). Basement Floor Slab and Side Wall Concrete	100% Completed
		c). Basement Roof (Stilt Floor) Slab Work	100% Completed
		d). First Floor to terrace level Roof Slab work	100% Completed
		e). Brick Work (i). First to Fifth Floor	100% Completed
		f). Joineries	100% Completed
		g). Inner Plastering	100% Completed
		h). Outer Plastering	100% Completed
		i).Electrical work	100% Completed
		j). Plumbing work	100% Completed
		k). Flooring work	100% Completed
		l). Painting & putty work	100% Completed

2.	Status of common Amenities for each Block/Tower, Item wise	1.STP 2.RO Plant 3. CCTV Camera & Intercom 4. Lift 5.Generator 6. Care Taker Room 7. Water Supply 8. EB Service Connection 9.Solar Voltaic Panel	100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed 100% Completed
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Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical (completed works) a). Foundation b). Basement Floor Slab and Side Wall Concrete c). Basement Roof (Stilt Floor) Slab Work d). First Floor to terrace level Roof Slab work e). Brick Work (i). First to Fifth Floor f). Joineries g). Inner Plastering h). Outer Plastering i). Electrical work j). Plumbing work k). Flooring work l). Painting & putty work <u>Common Amenities</u> 1.STP 2.RO Plant 3. CCTV Camera & Intercom 4. Lift 5.Generator 6. Care Taker Room 7. Water Supply 8. EB Service Connection 9.Solar Voltaic Panel	100%

	ii) Financial (Enter Anticipated Project Cost in Lakhs) A). Overall Project Cost (excluding Land) = Rs. 2695.03 B). Cost of works completed a). Cost of Construction = Rs. 2695.03	100%
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C. Details of Clearances

1. **Completion Certificate No. 03/2023 dt. 10.1.2023** Attached (in PDF Format)
2. Compliance Report, if any.
3. Annual Audit Report of Special Account in **Form 7**- Attached (in PDF Format)
4. **FORM 4** Architect's Certificate

D. Latest Photo: Attached (in PDF Format)

E. Status of Approvals

a) Approvals received	i) Planning Permit No.01/2021 ii) Building Permit No.086/BL/2021/00183
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


 Managing Partner

ARCHITECTS PLUS

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

Regn. No. CA 23109

FORM 4 ARCHITECT'S CERTIFICATE

05-07-2023

To

M/s. ROYAL SHELTER

D27, 2nd Floor, JP Tower,
7th Cross, Thillainagar,
Tiruchirappalli – 620 018

Subject : Certificate of Completion of Construction work of the project "**Royal Aananda Phase I**" (TN RERA Reg.No. TN/16/Building/0104/2021) situated in T.S.No.7/4, Block 24 & T.S.No.7/5, Block No.23 in Shanmuga Nagar Extn-I, UKT Malai, Tiruchirappalli – 620 102 measuring 8890.35 sq.m of FSI area and 2086.58 sq.m 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 Aananda Phase I**" (TN RERA Reg.No. TN/16/Building/0104/2021) situated in T.S.No.7/4, Block 24 & T.S.No.7/5, Block No.23 in Shanmuga Nagar Extn-I, UKT Malai, Tiruchirappalli – 620 102 measuring 8890.35 sq.m of FSI area and 2086.58 sq.m of Non-FSI area being developed by Royal Shelter.

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

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 Aananda Phase I apartment building consisting of Blocks A, B & C has been completed in all aspects. The Royal Aananda Phase I apartment is granted **Completion Certificate** bearing number **03/2023, dated 10-01-2023** by The Joint Director, DTCP, Tiruchirappalli District.



P.RAVICHANDRAN, M.E., A.I.A., F.I.V.,
Regd. Architect / Structural Engineer
CA/98/23109 AM 77639/5
RA/Gr.1/TLPA/MAY 2019/031
"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
raviroyalsheltertrichy@gmail.com

COMPLETION CERTIFICATE

From
Thiru.R.Vazhavanthan ,B.E.,
Joint Director/Member Secretary,
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 23.

To
The Executive Engineer,
TANGEDCO Thennur Division,
Trichy.

E.mail : tryjddtcp@gmail.com
Web : tn.gov.in/dtcp

Roc.No.3975 /2022/TD-3,
CC No.03/2023

Dated :10 .01.2023

Sir,

Sub: Completion Certificate – District Town and Country Planning – Tiruchirappalli District - Trichy Local Planning Area/ Corporation – K.Abishekapuram Zone - Uyyakondanthirumalai Village - Shanmuga Nagar west Extension-I - Ward -J, Block -23 & 24 -T.S.No.7/5 & 7/4 - Construction of Residential Apartment Building up to Terrace level (Block-A, B & C) - Completion Certificate (CC) issued – Reg.

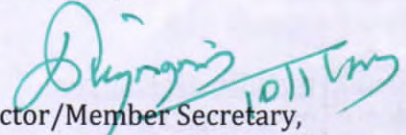
Ref: 1) Planning Permission order in Roc.No. 2525/2020/TD-3 dt. 05 .01.2021
2) Planning Permission No. 01 /2021 dated 05.01.2021
3) Completion Certificate application received from Thiru. P. Ravichandran, M/s. Royal Shelter , dated 07.12.2022

1. This is certify that Thiru. P. Ravichandran, M/s. Royal Shelter has constructed Residential Apartment Building in Ward -J , Block -23 & 24, T.S.No.7/5 & 7/4, Shanmuga Nagar West Extension-I, Uyyakondanthirumalai Village, K. Abishekapuram Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No. 2525/2020/TD-3 dated 05.01.2021 Planning Permission No.01/2021. The Building was inspected and observed that the building has been completed up to Terrace level (Block-A, B & C) as per approved plan and satisfied the norms for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in CC No. **03/2023** dated **10 .01.2023**

3. M/s. Royal Shelter should obtain CC for the building Block ‘D’ since as per the site inspection M/s. Royal Shelter did not commence any building construction in Block ‘D’

4. 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

- 1) The Commissioner,
Tiruchirappalli Corporation,
Trichirappalli District
- 2) 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


10/11/23





CHILL CHAMBER

AR

DANGER
⚡
DANGER

BUS BAR

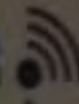


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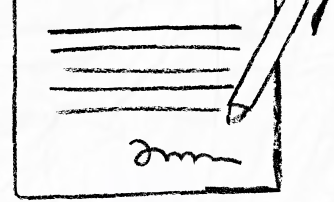
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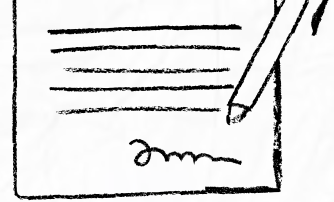
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