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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Mrs Valli Muthiah
Project Name	:	RMM PALM GROVE
Project Registration No.	:	TN/29/BUILDING/0192/2021
Project Registration Date	:	08-07-2021
Project Completion Date	:	30-09-2024
Quarter Ending	:	MARCH 2025

RERA Separate Bank A/c Details

Bank Name	:	AXIS BANK LTD
Bank Branch	:	KILPAUK BRANCH
Bank A/c No.	:	921020010823916

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 16,95,00,000
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 16,95,00,000
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. 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	one	428.56
	b) UDS Registered	one	271.50



2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
	9 th Floor	Yes	yes

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block-1	100%
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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 6000 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)

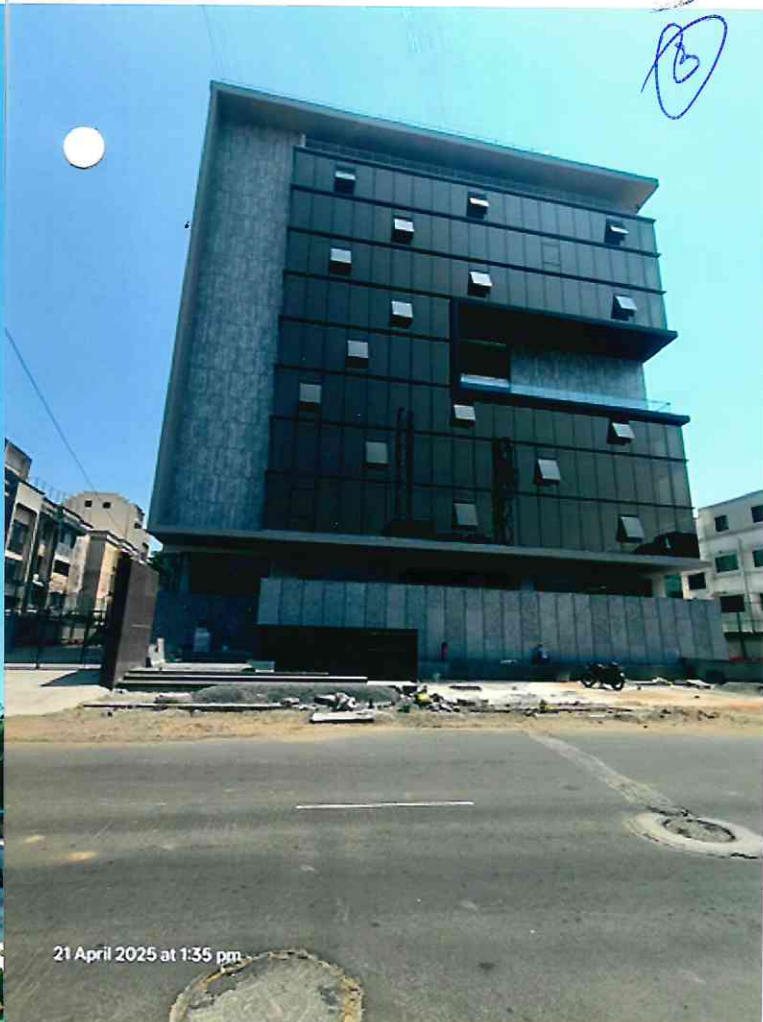
N. Noel Kumar

1

2



21 April 2025 at 1:30 pm



21 April 2025 at 1:35 pm



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,
'MWSSB', No.1, Pumping Station Road
Chintadripet,
Chennai-600 002.

Letter No. CMDA/CC/HRB/N-I/144/2024

Dated: 24-05-2024

Sir / Madam,

Sub: CMDA - Enforcement Cell (North-I) Completed construction of HRB of Double Basement Floor (parking) + Stilt Floor (parking) + 1st Floor (Shops 2 Nos.) + 2nd Floor to 9th Floor (Office space) Commercial building at Door No.7 & 23/5, Raja Annamalai Road & Alagappa Road, Purasawalkam, Chennai-07 comprised in T.S. No.8/1 & 8/2, Block No.1 of Purasawalkam village Chennai, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. C/PP/MSB/17 (A to D)/2020 in letter No. C3(N)/4634/2018 dated 14.05.2020 in Planning Permit No. 13219 availing with Premium FSI. Government letter (Ms) No.105 H&UD Dept., dated 12.07.2019.
 2. TNREBRA letter No. TNREBRA/3160/2021 and registration No.TN/29/Building/192/2021 dated 08.07.2021.
 3. Compliance Certificate from DF&RS in D.Dis No.1385/C1/2024, D.Dis No.1392/C1/2024, D.Dis No.1394/C1/2024, C.C. No.15/2024 dated 19.03.2024.
 4. Completion Certificate Application received from the applicant on 04.04.2024.
 5. This office letter even no. dated 06.05.2024 addressed to the applicant.
 6. Applicant letter dated 20.05.2024 along with additional Development Charges and I & A charges remitted in CMDA Receipt No B-0025651 dated 17.05.2024.
 7. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru.Murugappan Sethuraman RMS INFRA, (GPA Mrs.Valli Muthiah), has constructed HRB of Double Basement Floor (parking) + Stilt Floor (parking) + 1st Floor (Shops 2 Nos.) + 2nd Floor to 9th Floor (Office space) Commercial building at Door No.7 & 23/5, Raja Annamalai Road & Alagappa Road, Purasawalkam, Chennai-07 comprised in T.S. No.8/1 & 8/2, Block No.1 of Purasawalkam village Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issue of the Completion Certificate as per TNCDHR 2019.

/pto/

/2/

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-1/ 180 /2024, dated: 24-05-2024.

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 the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 7th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

8th 24-05-2024
for MEMBER-SECRETARY

AS
24/05/24

Copy to:

1. Thiru.Murugappan Sethuraman,
RMS INFRA, (GPA Mrs. Valli Muthiah),
No.15, Poes Garden,
Chennai 600086.

2. The Chairperson, TNRERA
CMDA - Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project
Form 'C' No.TNRERA/3160/2021 and
registration No.TN/29/Building/192/2021
dated 08.07.2021. The registration shall be
valid till 30.09.2024

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:

O.o.No.1/2023 dated 12.01.2023 particulars.

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



Date: 04/04/2025

To

Mrs. Valli Muthiah,
23/5, Raja Annamalai Road & Dr. Alagappa Road,
Purasawalkkam, Chennai – 600 084.

Subject: Certificate of Completion of Construction Work of RMM Palmgrove Building - Block of the Building of the Project (TNRERARegistration Number TN/29IBuilding/O192/2021) situated on the Land bearing Survey no.TS. No. 8/1 & 8/2 Purasawalkkam Village demarcated by its boundaries (latitude and longitude of the end points)_____ to _____ the North to the South _____ to the East _____ to the West of Division 104 Village Purasawalkkam Taluk Perambur District Chennai PIN 600084 measuring 2351.50 sq.mts. area being developed by (Promoter's Name) Mrs. Vallimuthiah.

Sir,

I Srinivasan have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of RMM Palmgrove Building/Block/Tower _____ of the Building situated on the plot No./Survey no./ Door no.TS. NO. 8/1, 8/2 of Division 104 Village Purasawalkkam Taluk Perambur District Chennai PIN 600084 measuring 2351.50 sq.mts. area, being developed by (Promoter's Name) Mrs. Vallimuthiah

2. Following technical professionals have been appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. Srinivasan as Architect/Engineer /
- (ii) M/s/Thiru/Tmt. Chandru as Structural Consultant
- (iii) M/s/Thiru/Tmt. K. Shyamala Devi as MEP Consultant
- (iv) M/s/Thiru/Tmt. Manivanan 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 RMM Palmgrove Building/Block of the 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 RMM Palmgrove Building is granted Completion Certificate bearing number CMDA/CC/HRB/N-1/144/2024 dated 24/05/2024 by CMDA (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No CA/2007/40772)

FORM-4B**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)**

Date: 17/04/2025

I N.Chandru have undertaken assignment as Structural Engineer for the detailed design and construction of the building RMM Palmgrove of the building comprising of Stilt + 9 Floors with double basement situated in the land bearing Survey Number/s 8/1, 8/2, Block No. 1, Purasawalkkam Village Door No. 7 & 23/5, Raja Annamalai Road & Dr. Alagappa Road, Purasawalkkam, 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,



Signature, Name and Seal
of the Registered Structural Engineer

*N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No: SE/GR-1/19/04/090
GCC REG No : RSE 101062019
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail : chandrun23@gmail.com
Mobile : 9840767580*



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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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