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Project - Quarterly Progress Report

Promoter's Name	:	CHENNAI AFFORDABLE VENTURE LLP
Project Name	:	ISHA SANTHOSHAM
Project Registration No	:	TN / 01 / BUILDING / 0206 / 2021 dated 20.07.2021
Quarter Ending	:	30 th June 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq.m
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	143	4717.42
2.	Parking Lots	Open – 59 Covered – 64	---
3.	UDS Registered in Sq.m.	143	4717.42

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block – A Block – B Block – C	Partial Completion Certificate for A & B Block obtained from CMDA vide CC No. EC/South-I/180/2022 dated 27.06.2022. Final Completion Certification for C Block obtained from CMDA vide CC No. EC/South-I/384/2022 dated 01.12.2022
2.	Status of common Amenities for each Block/Tower, Item wise	Sewerage Treatment Plan	STP works completed, Block A, B, C sewer lines connected to STP.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3544.55

C. Details of Clearances

1. Partial Completion Certificate CC No. EC/South-I/180/2022 dated 27.06.2022.
2. Final Completion Certificate CC No. EC / South-I/384/2022 dated 01.12.2022.
(only CC No. in Text Format)
3. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
4. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

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

ISHA SANTHOSHAM

RERA Registration No. TN/01/Building/0206/2021 dated 20.07.2021



ISHA SANTHOSHAM

RERA Registration No. TN/01/Building/0206/2021 dated 20.07.2021



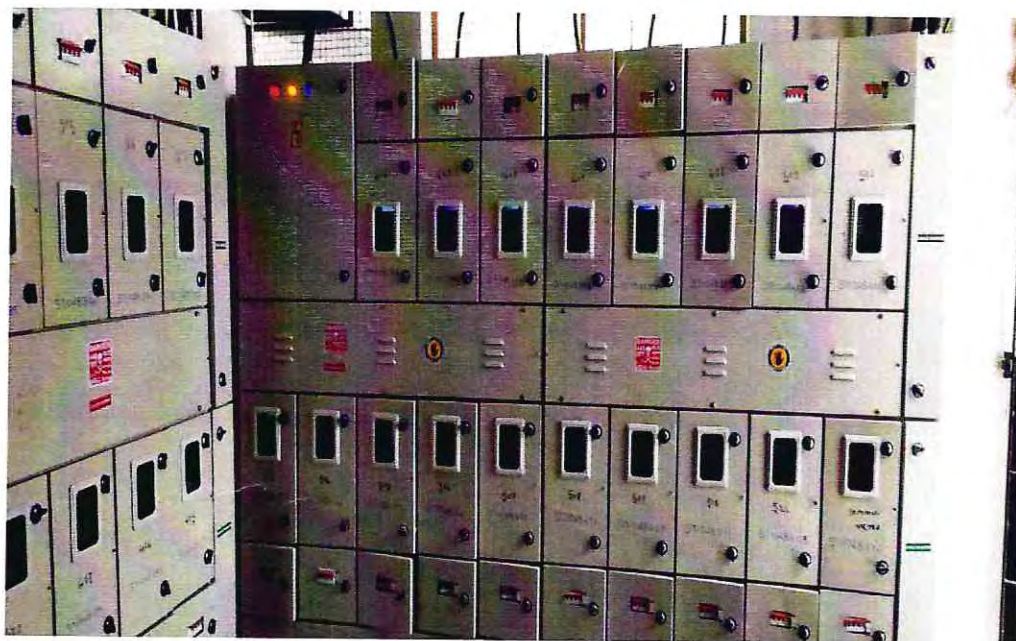
ISHA SANTHOSHAM

RERA Registration No. TN/01/Building/0206/2021 dated 20.07.2021



Power supply

Total lighting load for Three blocks (A,B,C) 606KW and 24 X 7 Three Phase Power Supply with Concealed wiring & Modular Switches of ISI Standard. Lights, fans, 5 amps and 15 amp's power points are provided.



Lift

Three Lift erected in each Blocks Size 5'3" X 6'1" (Block A, B, C) Functioning in all times.



Sewage Treatment Plant

Its installed a sewage treatment plant, to treat the domestic effluent generated from the toilets, kitchen etc., and re-use the water for flushing & gardening .The treated sewage water designed to meet the discharge limits 100 KLD as per the rules.



Bore well water

We have also two bore well for three blocks with continuous water supply



Power backup

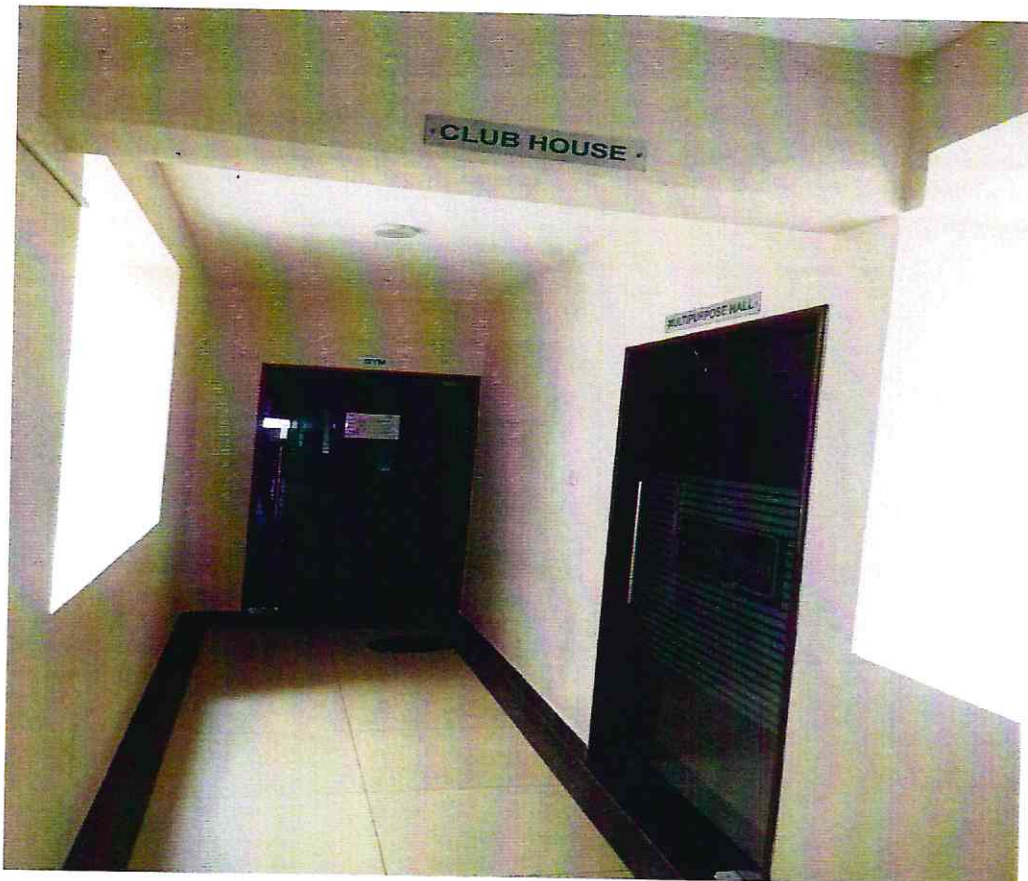
We have provide one generator with 415V capacity and the makers name KIRLOSKAR SI.No.4H.8934/2220967



CCTV – 24x7 surveillance



Clubhouse & Multipurpose Hall



Gymnasium

ssSolar Panel



1st PARTIAL 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 Commissioner,
Kattankulathur Panchayat Union,
Chennai.

Letter No. CMDA/CC/NHRB/S/163/2022

Dated: 27.06.2022

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) Completed construction of Group Development consisting of 2 Blocks: Block-A: Stilt floor + 5 floors with 50 dwelling units, Block-B: Stilt floor + 5 floors with 38 dwelling units, totally 88 dwelling units of Residential building with Gym & Multipurpose Hall (Affordable Housing) at S.No.312/1, 312/2B1A & 312/2B2A1A1 of Nedukundram Village within the limit of Kattankulathur Panchayat Union
1st Partial 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. PP/NHRB/80/2021 A to D in Planning Permit No.13988 in letter No.PP/NHRB/S(B2)/0626/2020 dated 17.03.2021
3. 1st Partial Completion Certificate Application received from M/s.Chennai Affordable Venture LLP, on 22.04.2022.
4. This office D.C. Letter even No.dated.07.06.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021562, dt. 13.06.2022.

This is to certify that M/s.Chennai Affordable Venture LLP, has completed the construction of Group Development consisting of 2 Blocks; Block-A: Stilt floor + 5 floors with 50 dwelling units, Block-B: Stilt floor + 5 floors with 38 dwelling units, totally 88 dwelling units of Residential building with Gym & Multipurpose Hall (Affordable Housing) at S.No.312/1, 312/2B1A & 312/2B2A1A1 of Nedukundram Village within the limit of Kattankulathur Panchayat Union 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 & FNCDBR 2019.

Contd.,

2. Accordingly 1st Partial Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 180 /2022 dated 27.06.2022.

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(b) 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 1st Partial 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 6th reference)

Yours faithfully,

for MEMBER SECRETARY

Copy to:

✓ 1. M/s.Chennai Affordable Venture LLP,
Door No.55, Plot No.74,
1st Avenue, Indira Nagar,
Adyar, Chennai-600 020.

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

3. The Deputy Financial Analyst
Finance Division, CMDA.

4. The System Analyst, Computer Cell,
CMDA
(to update Webpage).

(TNREIRA Registration No.
TN/01/Building/0.06/2021 dated
20.07.2021 in Letter No.
TNREIRA/3169/2021, valid till March 2026)

(1st Partial Completion Certificate for
information)



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.



BY RPAD

FINAL 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 Commissioner,
Kattankulathur Panchayat Union,
Chennai.

Letter No. CMDA/CC/NHRB/S/368/2022

Dated: 01.12.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Group development at 1 Block: (Block C) consisting Stilt Floor + 5 Floors Residential building with 55 Dwelling Units at S.No:312/1, 312/2B1A & 312/2B2A1A1 of Nedukundram village within the limits of Kattankulathur Panchayat Union – Final 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. PP/NHRB/80/2021/A to D dated 17.03.2021 Permit No.13988 in letter No.PP/NHRB/S(B2)/0626/2020.
3. 1st partial Completion Certificate issued vide this office letter No.CMDA/CC/NHRB/S/163/2022 dated 27.06.2022.
4. Final Completion Certificate Application received from M/s. Chennai Affordable Venture LLP, on 19.09.2022.
5. This office D.C. Letter even No dated 14.11.2022.
6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022440, dt.16.11.2022.

This is to certify that M/s. Chennai Affordable Venture LLP, has completed the construction of Group development at 1 Block: (Block C) consisting Stilt Floor + 5 Floors Residential building with 55 Dwelling Units at S.No:312/1, 312/2B1A & 312/2B2A1A1 of Nedukundram village within the limits of Kattankulathur Panchayat Union 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.

//Pto//

2. Accordingly Final Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 384 /2022 dated 01.12.2022.

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 Final Completion Certificate is issued 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.11th reference)

Yours faithfully,

8kunt
1.12.2022
for MEMBER-SECRETARY

1/12/22

Copy to:

1. M/s. Chennai Affordable Venture LLP,
Door No.55, Plot No.74,
1st avenue, Indira Nagar,
Adyar, Chennai – 600 020.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Registration
No.TN/01/Building/0206/2021 in letter
No.TNRERA/3169/2021 dated
20.07.2021 valid up to March 2026)
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for
Building, Display Board and Septic
Tank)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

Note:

- i) The Original Cash Receipt No. CMDA/PP/RC/0022/2021, dated 16.02.2021 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-4 ARCHITECT 'S CERTIFICATE

Date: 02.06.2023

To
CHENNAI AFFORDABLE VENTURE LLP
Old No. 74, New No. 55, 1st Avenue,
Indira Nagar, Adyar, Chennai – 600 020.

Subject: Certificate for Completion of Construction Work of "ISHA SANTHOSHAM" Building 3 Block of the Project (TNRERA Registration Number TN/01/0206/2021) situated at S.Nos 312/1, 312/2B1A, 312/2B2A1A1, Nedungundram Village, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District, Tamilnadu demarcated by its boundries Latitude 12°53'25.5"N Longitude 80°06'55.5"E of Division Nedungundram Village Vandalur Taluk, Chengalpattu District, measuring 5140 sq.mts. area being developed by CHENNAI AFFORDABLE VENTURE LLP.

Sir,

I Venkatakrishnan have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of "ISHA SANTHOSHAM" (Block A,B,C) of the Building situated at S.Nos. 312/1, 312/2B1A, 312/2B2A1A1, Nedungundram Village, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District, Tamilnadu measuring 5140 sq.mts. area being developed by CHENNAI AFFORDABLE VENTURE LLP

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

- (i) **Thiru. Venkatakrishnan** as Architect/Engineer
- (ii) **Thiru.P.R.Jeyaprakash** as Structural Consultant
- (iii) **Thiru.S.Chockalingam** as Geo - Tech
- (iv) **Thiru.T.Prakash** as Site Supervisor/Clerk of Works

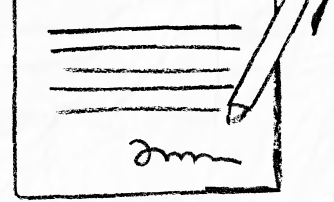
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, I hereby certify that "ISHA SANTHOSHAM" 3 Block of the Building has been completed in all aspects. The "ISHA SANTHOSHAM" 3 Block of the Building is granted Completion Certificate bearing number first partial completion certificate CC.NO.EC/South-I/180/2022 dated - 27.06.2022 and the final completion certificate CC.NO.EC/South-I/384/2022 dated - 01.12.2022 By CMDA.

Yours Faithfully,



A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No.R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No.18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457





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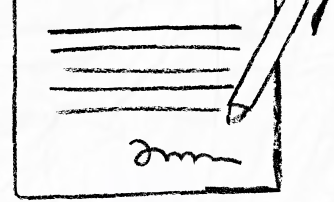
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