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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	SSPDL LIMITED
Project Name	:	PRITHVI RAJ TERRACE
Project Registration No.	:	TN/29/BUILDING/0256/2021
Project Registration Date	:	17.08.2021
Project Completion Date	:	31.12.2021
Quarter Ending	:	DECEMBER '24

RERA Separate Bank A/c Details

Bank Name	:	AXIS BANK LIMITED
Bank Branch	:	T. NAGAR
Bank A/c No.	:	9210 2000 4483 720

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	NIL
Amount withdrawn from the RERA A/c from the date of opening	:	NIL
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	2	286.28m ²
	b) UDS Registered	2	206.28m ²




2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	3A PROMOTER	YES	YES
2	4A PROMOTER	YES	YES

B. Construction

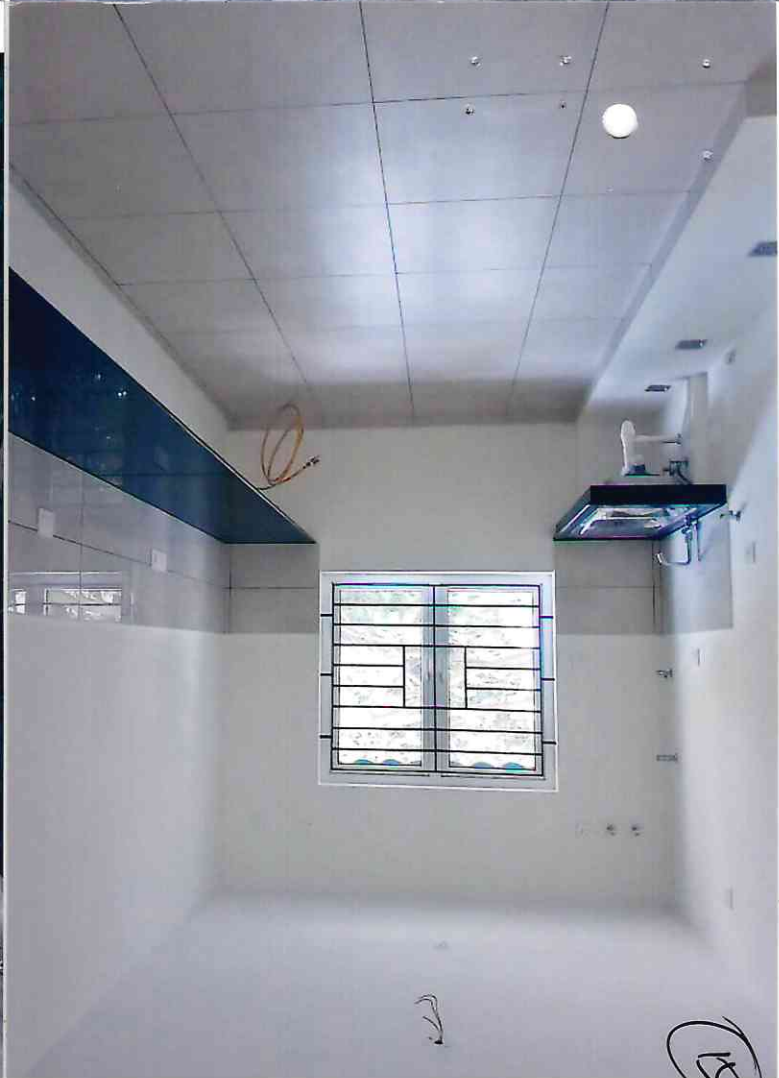
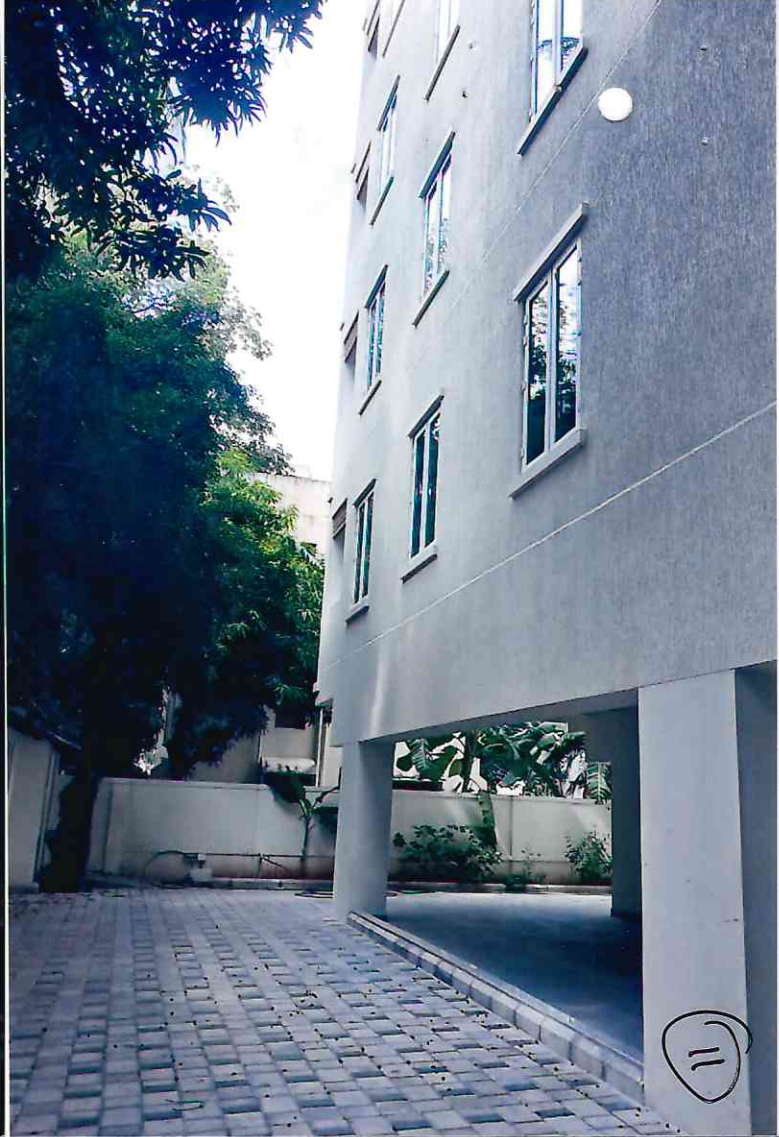
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block 1	100% COMPLETED
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

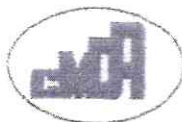
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100% COMPLETED ✓
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs 7.40 Crores ✓
2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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









CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 006.

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, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0325/2021

Dated: 27.12.2021

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Stilt Floor + 4 Floors Residential Building with 6 Dwelling Units at Door No.4/39, 1st Street, Prithivi Avenue, Abiramapuram, Alwarpet, Chennai-600 018, in Old R.S.No.3672/7, New R.S.No.3672/15, Block No.72 of Mylaore Village within the Greater Chennai Corporation Limit - Applied for Completion Certificate - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA Planning Permission No. B/Spl Bldg/65/2018, Permit No.11874 in Letter No B2/16996//2017 dated 02.04.2018.
 2. Completion Certificate Application from M/S.SSPDL Ltd (GPA) dated 26.10.2021.
 3. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0020522 dated 15.12.2021.

This is to certify that M/s.SSPDL Limited (GPA) Rep. by its Managing Director Thiru.Prakash Challa has constructed Stilt Floor + 4 Floors Residential Building with 6 Dwelling Units at Door No.4/39, 1st Street, Prithivi Avenue, Abiramapuram, Alwarpet, Chennai- 600 018 in Old S.No. 3672/7, New R.S.No. 3672/15, Block No.72 of Mylapore Village within the Greater Chennai Corporation Limit. 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 350 /2021 dated 27.12.2021.

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.

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s.SSPDL Limited (GPA)
Rep. by its Managing Director
Thiru.Prakash Challa,
No.2, Vellaiyan Street,
Kotturpuram, Chennai-600 085.
2. The Chairperson,
TNRERA,
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).

(TNRERA Certificate Registration
No.TN/29/Building/0256/2021
dated.17.8.2021
& TN/29/building/0344/2021 dated
04.10.2021)

(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.

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 08.05.2025

To
M/s. SSPDL LIMITED
No: 2, VELLAIYAN STREET
KOTTURPURAM
CHENNAI – 600 085

Subject: Certificate of Completion of Construction Work of Residential Building of the Project "PRITHIVI AVENUE" (TNRERA Registration No: TN/29/Building/0256/2021, dated: 17.08.2021, situated on Plot No: 10, Door No: 4/39, 1st Street, Prithivi Avenue, Abhiramapuram, Chennai – 600 018, comprised in RS No: 3672/15, Block No: 72 of Mylapore, demarcated by the boundaries (Latitude and longitude of the end points) East: 419131.456E, 1440639.948N; North: 419134.54E, 1440661.148N; South: 419092.930E, 1440641.171N; West: 419096.290E, 1440662.266N, Mylapore Village, Mylapore Taluk, Chennai District, Pin: 600 018, measuring 808.25 sq.mts of area, being developed by M/s. SSPDL Limited.

Sir,

I have undertaken the assignment as Architect/Engineer of certifying the completion of Construction Work of Prithivi Avenue Residential Building, situated on the Plot No: 10, Door No: 4/39, 1st Street, Prithivi Avenue, Abhiramapuram, Chennai – 600 018, comprised in RS No: 3672/15, Block No: 72 of Mylapore Village, Mylapore Taluk, Chennai District, Pin: 600 018, measuring 808.25 sq.mts of area, being developed by M/s. SSPDL Limited

Following Technical Professionals have been appointed by the Developer

- i. Thiru. S. SANKARANARAYANAN as Architect
- ii. Thiru. SOMADEV NAGESH as Structural Consultant
- iii. M/s. GEO TECHNICAL ENGINEERS as MEP Consultant
- iv. Thiru. N. SENTHILKUMAR as Site Supervisor / Clerk of Works

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best my knowledge, I hereby certify that the Prithivi Avenue Building 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 Prithivi Avenue Building is granted Completion Certificate, bearing No: CMDA/CC/NHRB/S/0325/2021, dated: 27.12.2021 by CMDA (competent authority)

Yours faithfully,



S. SHANKARANARAYANAN, B.Arch.,
Council of Architecture
Regst : CA/97/21841
Registered Architect No. 24
Corporation of Chennai

08.05.2025

FORM-4B

**STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER**

(To be furnished on completion of building)

I, **S. NAGESH** have taken the assignment as Structural Engineer for the detailed Design and Construction of the Building "**PRITHIVI AVENUE**", comprising of **STILT + 4 Floors**, situated in the land, bearing Survey No: 3672/15, Plot No: 10, Door No: 4/38, 1st Street, Prithivi Avenue, Abhiramapuram, Mylapore Village, Chennai – 600 018.

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,


S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER
CMDA REG. No: SE/GR-1/2020/08/276
GCC REG No : RSE 101202020
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666



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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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