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(A5)

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s.Navin's Housing & Properties (P) Ltd.,
Project Name	:	"Navin's Hanging Gardens"
Project Registration No.	:	TN /29/ Building /318/2021
Project Registration Date	:	21.09.2021
Project Completion Date	:	October 2024
Quarter Ending	:	September 2024

RERA Separate Bank A/c Details

Bank Name	:	ICICI Bank
Bank Branch	:	Cenotaph Road Branch
Bank A/c No.	:	777705129856

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.78,39,88,103/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.58,57,00,000/-
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	69	5581.93
	b) UDS Registered	58	4695.93

2. Furnish the details Flat-wise

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1	HG1207	Yes	Yes
2	HG301	Yes	Yes
3	HG908	Yes	Yes
4	HG109	Yes	Yes
5	HG107	Yes	Yes
6	HG103	Yes	Yes
7	HG203	Yes	Yes
8	HG205	Yes	Yes
9	HG1101	Yes	Yes
10	HG502	Yes	Yes
11	HG607	Yes	Yes
12	HG306	Yes	Yes
13	HG709	Yes	Yes
14	HG308	Yes	Yes
15	HG707	Yes	Yes
16	HG609	Yes	Yes
17	HG408	Yes	Yes
18	HG907	Yes	Yes
19	HG807	Yes	Yes
20	HG1007	Yes	Yes
21	HG601	Yes	Yes
22	HG801	Yes	Yes
23	HG401	Yes	Yes
24	HG901	Yes	Yes

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Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
25	HG809	Yes	yes
26	HG309	Yes	yes
27	HG509	Yes	yes
28	HG201	Yes	yes
29	HG1209	Yes	No
30	HG407	Yes	yes
31	HG307	Yes	yes
32	HG1001	Yes	yes
33	HG304	Yes	yes
34	HG501	Yes	yes
35	HG208	Yes	yes
36	HG1107	Yes	yes
37	HG204	Yes	yes
38	HG602	Yes	yes
39	HG1002	Yes	yes
40	HG1307	Yes	yes
41	HG608	Yes	No
42	HG1003	Yes	yes
43	HG903	Yes	yes
44	HG603	Yes	yes
45	HG604	Yes	No
46	HG704	Yes	No
47	HG902	Yes	yes
48	HG402	Yes	yes
49	HG507	Yes	yes

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
50	HG804	Yes	No
51	HG409	Yes	yes
52	HG701	Yes	yes
53	HG503	Yes	No
54	HG404	Yes	yes
55	HG909	Yes	yes
56	HG1202	Yes	yes
57	HG803	Yes	yes
58	HG706	Yes	yes
59	HG702	Yes	yes
60	HG209	Yes	yes
61	HG1206	Yes	yes
62	HG508	Yes	No
63	HG703	Yes	yes
64	HG1306	Yes	No
65	HG1009	Yes	No
66	HG1204	Yes	yes
67	HG708	Yes	yes
68	HG207	Yes	No
69	HG1102	Yes	No

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor-wise	All walls and roofs up-to 13th Floor	100% Completed
		MEP Works	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	External Paving & External Painting Works	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	-	-

Sl. No.	Description	Percentage
1(i)	Percentage of completion Block / Tower Floor-wise i) Physical	100%
2 (i)	Percentage of completion of Common Amenities i) Physical	100%
1(ii)	Percentage of completion Block / Tower Floor-wise ii) Financial (Enter Anticipated Project Cost in Lakhs)	3459 lakhs
2(ii)	Percentage of completion of Common Amenities ii) Financial (Enter Anticipated Project Cost in Lakhs)	

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

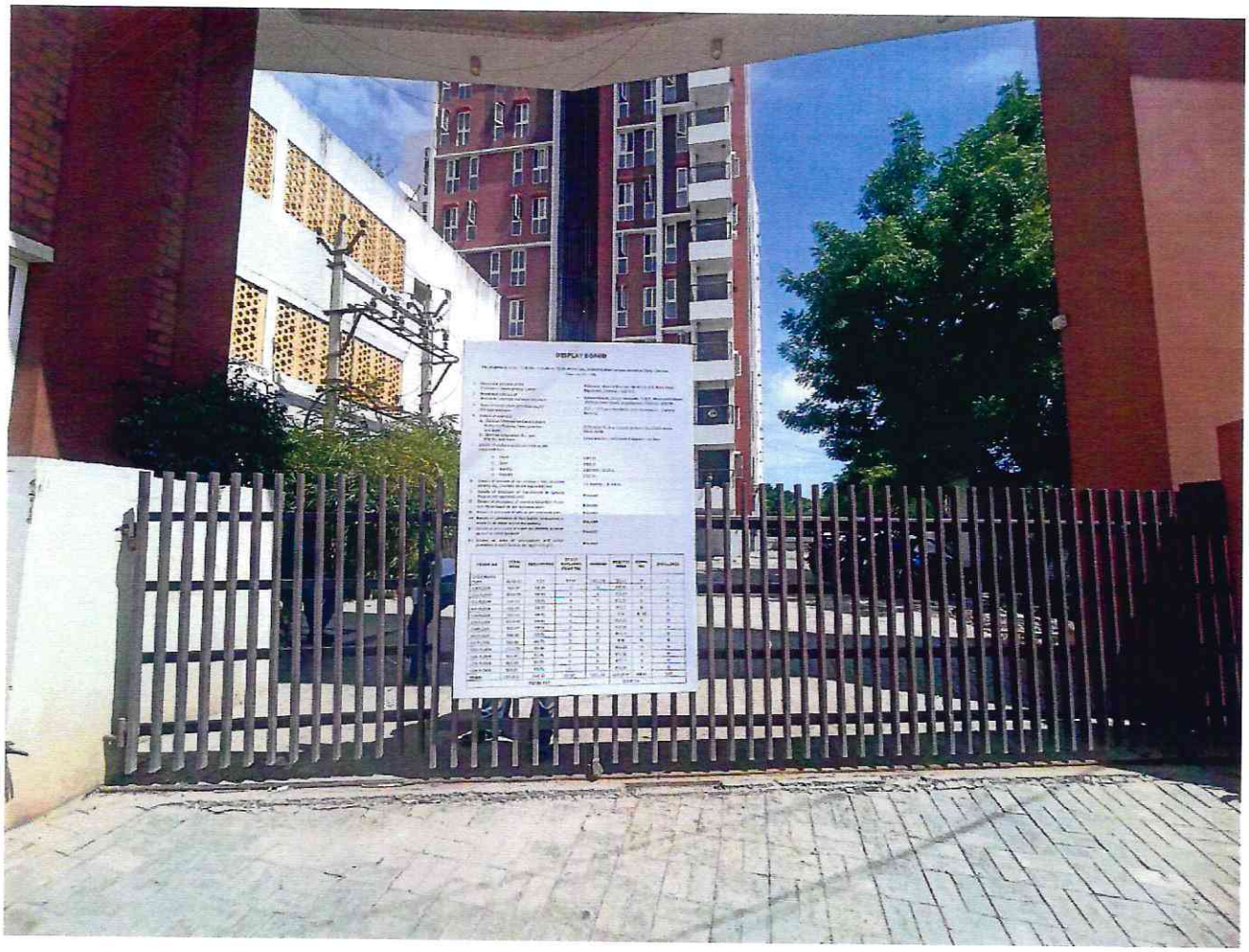
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

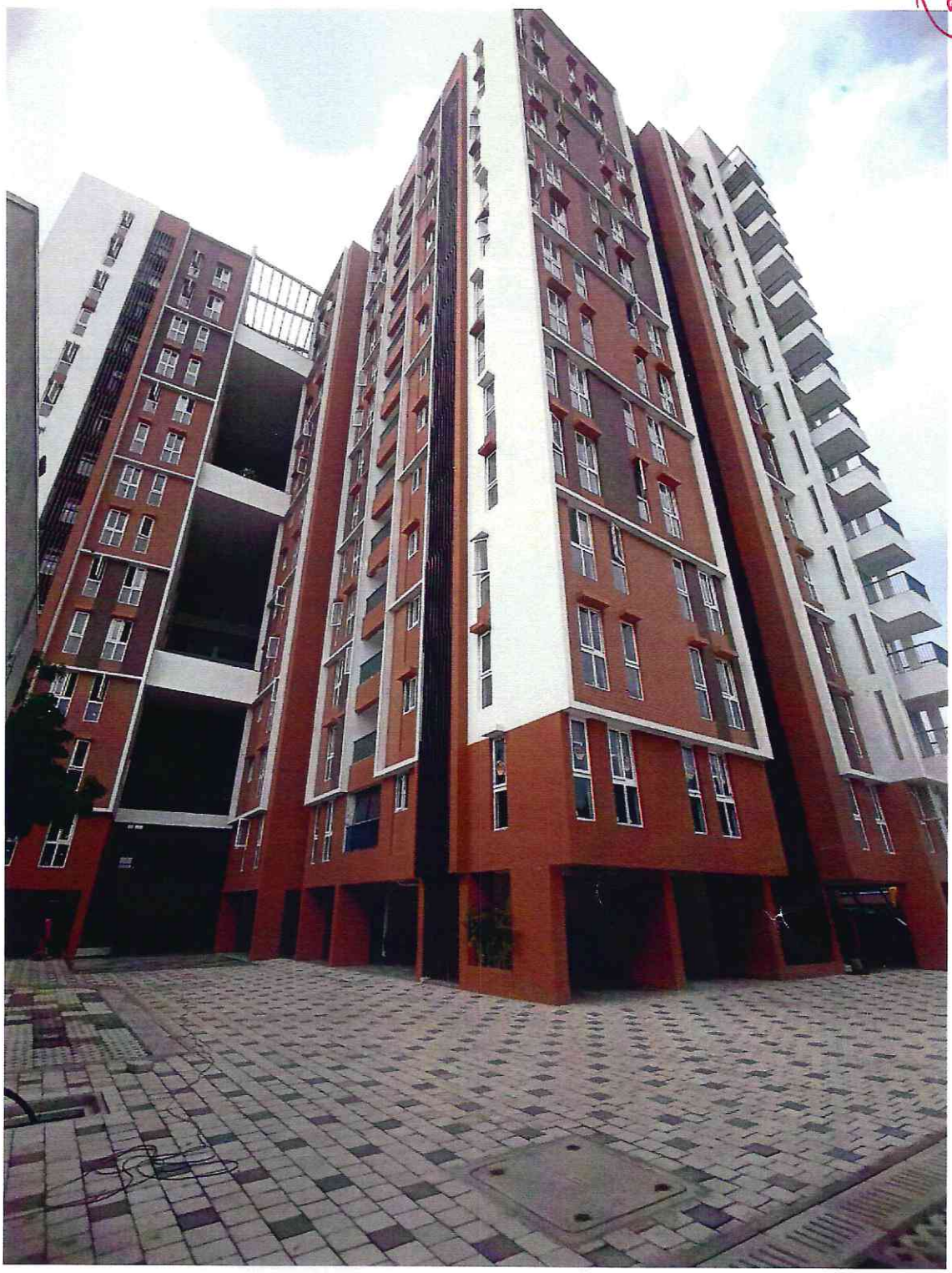
Signed by Charted Accountant

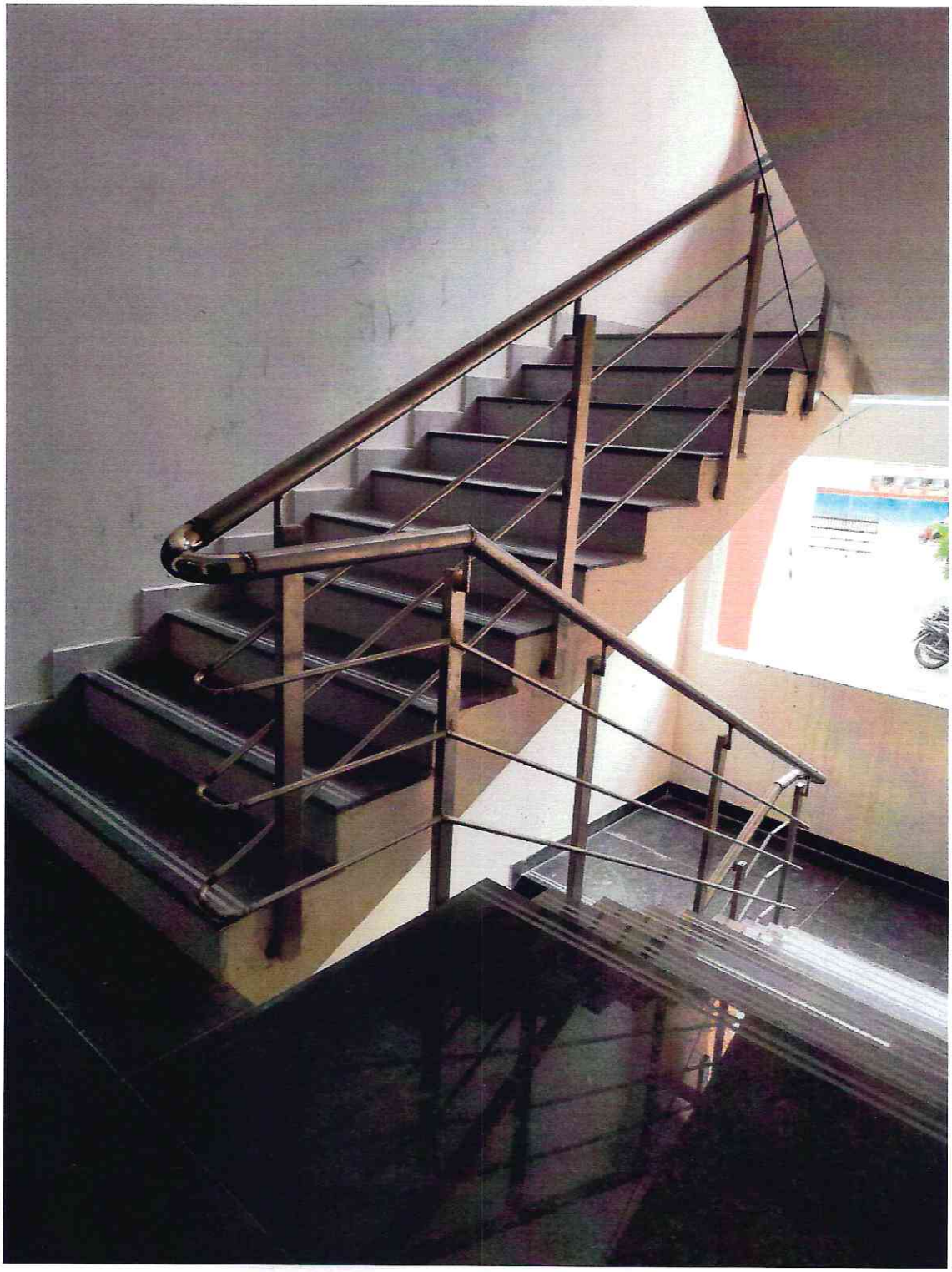
CNGSN & ASSOCIATES LLP * CHARTERED ACCOUNTANTS * CHENNAI

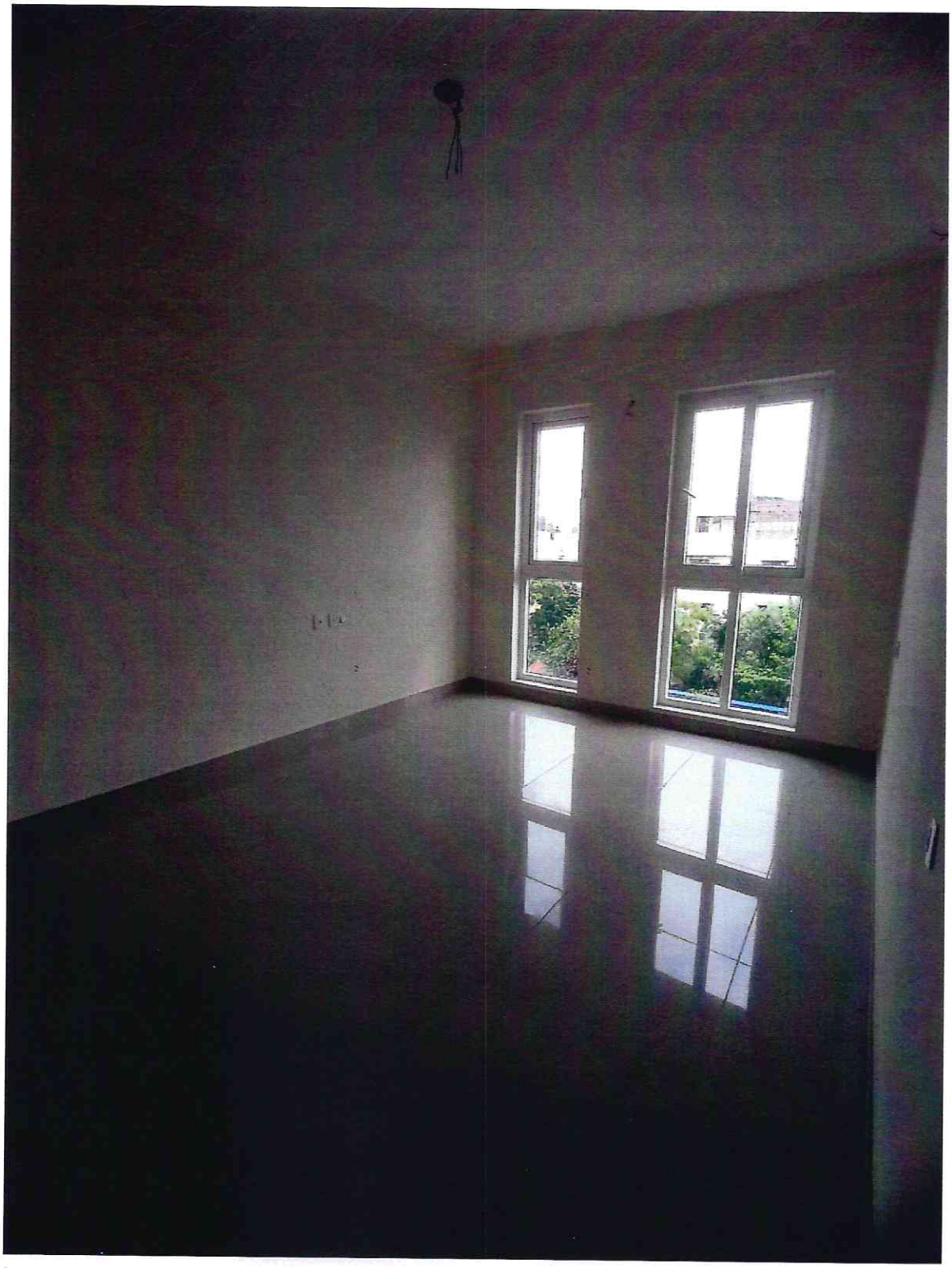
VIN'S

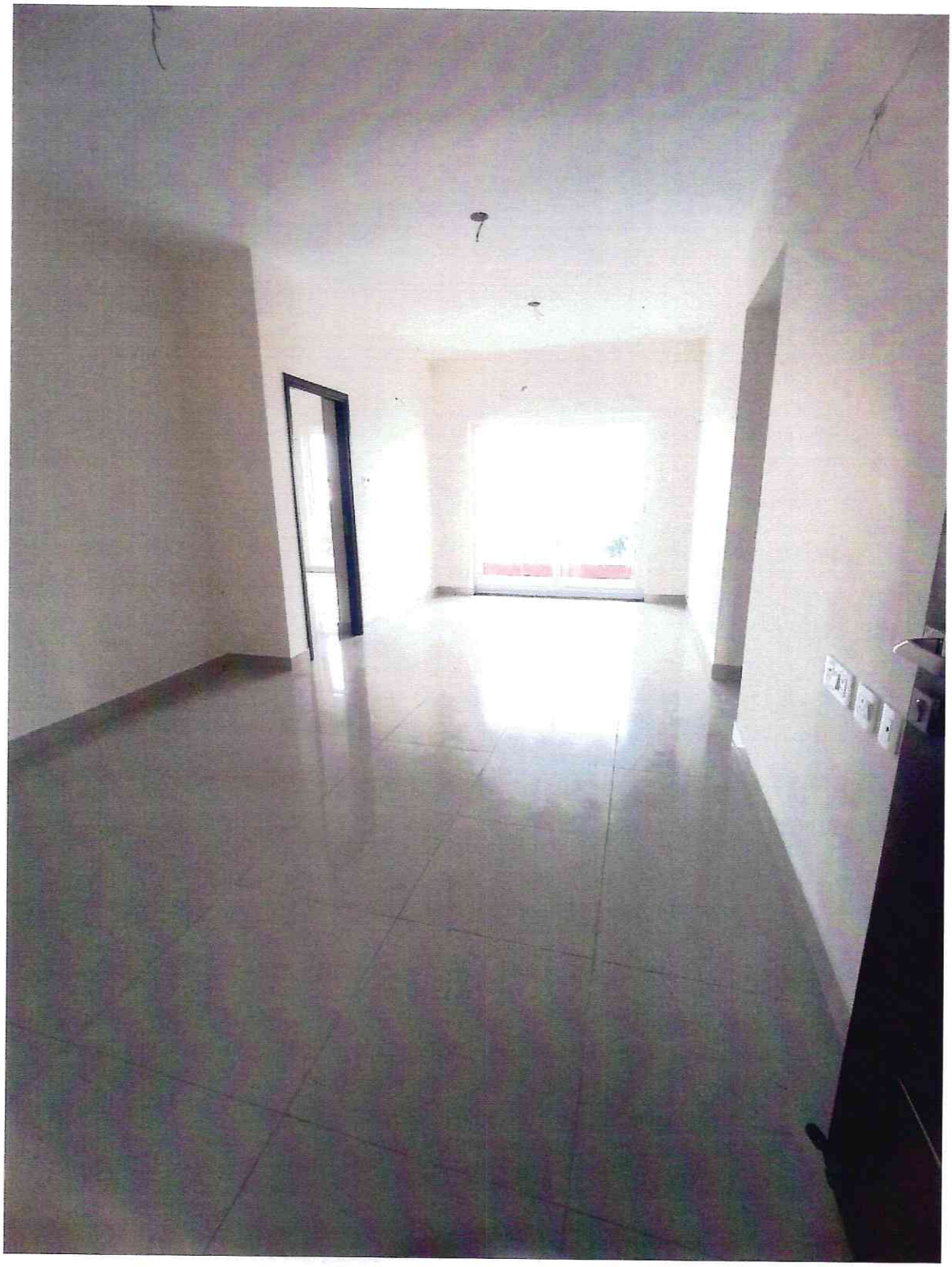
Hanging Gardens
NAVIN'S


DISPLAY BOARD









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1924 - BYRPAD

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.1, Pumping Station Road,
Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/HRB/C/541/2023 **Dated: 08.03.2024**

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed the construction of High Rise Building consisting of Stilt Floor + 13 floors Residential Cum Commercial (Club House at 5th & 9th Floor part) use building with 107 dwelling units at abutting Arcot Road, East Kamakodi Nagar Main Road, East Kamakodi Nagar 2nd Street & East Kamakodi Nagar 4th Street, Chennai – 600087, comprising in Plot No.13, East Kamakoti Nagar, Old S.Nos.77 part & 79 part, New S.No.77/12A2, 77/12A3 & 79/1B of Valasaravakkam village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.
2. CMDA Issued Planning Permission in P.P.No. C/PP/MSB/35 (A to F)/2021, dated 06.07.2021 in Letter No. C3(N)/ 0327/2020 dated 06.07.2021 in Planning Permit No. 13285, valid up to 05.07.2026.
3. TNRERA Registration for project in Registration No.TN/29/Building/318/2021, in file No. TNRERA/4015/2021 dated 21.09.2021, valid up to October 2024.
4. Compliance Certificate from Directorate of Fire and Rescue Services vide D.Dis.No.14560/C1/2023 in C.C.No.84/2023, dated 13.10.2023
5. Your Completion Certificate application received from Tmt.Bhavani Pasupathi (GPA Holder for M/s.Varanam Foundations) through online No. CMDA/CC/NHRB/C/541/2023, dated 20.12.2023.
6. This office D.C. advice letter even No. dated 21.02.2024 addressed to the Tmt.Bhavani Pasupathi (GPA Holder for M/s.Varanam Foundations).
7. The applicant letter dated NIL received this office dated 23.02.2024 enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0024935, dated 23.02.2024 along with the particulars.

****

This is to certify that **Tmt.Bhavani Pasupathi (GPA Holder for M/s.Varanam Foundations)** has Completed the construction of High Rise Building consisting of Stilt Floor + 13 floors Residential Cum Commercial (Club House at 5th & 9th Floor part) use building with 107 dwelling units at abutting Arcot Road, East Kamakodi Nagar Main Road, East Kamakodi Nagar 2nd Street & East Kamakodi Nagar 4th Street, Chennai – 600087, comprising in Plot No.13, East Kamakoti Nagar, Old S.Nos. 77 part & 79 part, New S.No. 77/12A2, 77/12A3 & 79/1B of

Valasaravakkam village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II/ 080/2024, dated: 08-03-2024.**

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 Rule 20(6) Annexure XXIII of TNCDBR 2019 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 its continued Structural Stability of the buildings.

4. Further, the 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 Serial No.18).

Yours faithfully,

M. Nimaledeen
08/03/2024

for MEMBER-SECRETARY

8/3/2024

Copy to:

1. **Tmt.Bhavani Pasupathi,**
   (GPA Holder for M/s.Varanam Foundations)
   No.802 & 804, Triumph, Anna Salai,
   Nandanam, Chennai – 600035.

2. The Chairperson, TNRERA
   CMDA – Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.
   TNRERA Registration for project in Registration No.TN/29/Building/318/2021, in file No. TNRERA/4015/2021 dated 21.09.2021, valid up to October 2024.

3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in **Receipt No. CMDA/PP/RC/0044/2021, dated 25.03.2021).**

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

Note:

i. The Original Cash Receipt for the Security Deposit has been 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 A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date: 10.10.2024

To,

Navin Housing & Properties (P) Ltd.,

Navin's Triumph, No 802 & 804,

Anna Salai, Nandanam,

Chennai- 600035.

Subject: Certificate of completion of construction work of 1 Building/ 1 block of the Building of the project (TNRERA Registration Number TN/29/Building/318/2021) situated on the Land bearing Plot no. 13 / Survey no./. 77 Part & 79 part, New S.No. 77/12A2, 77/12A3 & 79/1B demarcated by its boundaries (latitude and longitude of the end points) 13.042394, 80.175063 to the North 13.041640, 80.175047 to the South 13.642665, 80.175222 to the East 13.042206, 80.174584 to the West of Division 152 Village Valasaravakkam Taluk Maduravoyal District Chennai PIN 600087 measuring 3600 Sq.mts area being developed by M/s. Navin Housing & Properties (P) Ltd.,

Sir,

I/We S. Muralidharan have undertaken the assignment as Architect/ Engineer for certifying the completion of Construction Work of 1 Building/Block/ Tower 1 of the Building situated on the plot No. 13 / Survey no. 77 Part & 79 part, New S.No. 77/12A2, 77/12A3 & 79/1B of Division 152 Village Valasaravakkam Taluk Maduravoyal District Chennai PIN 600087 measuring 3600sq. mts area, being developed by M/s. Navin Housing & Properties (P) Ltd.,

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

i. M/s/Thiru/ Tmt. P. N. Chandrasekar as Architect/ Engineer
ii. M/s/Thiru/ Tmt. A. Peramaiyan as Structural Consultant
iii. M/s/Thiru/ Tmt. P. Balamurugan as MEP Consultant
iv. M/s/Thiru/ Tmt. Palaniammal A as Site Supervisior/ clerk of Works

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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 Residential building/ Block of the building has been completed in all aspects as per the planning permission issued by the local body concerned. The Residential Building/ Block of the Building is granted Completion Certificate bearing number CC. No. EC/ Central- ii/080/2024 dated 08.03.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

S. MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No. CA / 2003 / 31585
SN Enclave No.38/5, Flat A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No. CA/2003/31585

BURO ENGINEERS (I) PRIVATE LTD.,
Civil & Structural Consultants
New No.31, (Old No.14), Besant Avenue Road, Adyar, Chennai - 600 020, TN, India. Tel : 91 44 2491 2755
e-mail : buroindia@buroengineers.in, admin@buroengineers.in
CIN : U45201TN2005PTC055334

FORM – 4 B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I/We, A. Yuvaraj, have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower 1 of the building comprising of Stilt + 13 floors situated in the land bearing old Survey Number/s No. 77 Part & 79 Part / New Survey Number/s No. 77/12A2, 77/12A3 & 79/1B, Valasaravakkam 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 standard 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.

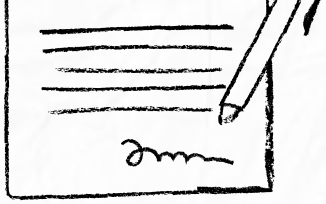
Yours faithfully,

(A. YUVARAJ)

Signature, Name of the
Registered Structural Engineer

Place : Chennai
Date : 14-10-2024

A. YUVARAJ, M.E., (Struct.)
REGISTERED STRUCTURAL ENGINEER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CMDA REGN. No. SE/GR-I/19/03/037
NEW No. 31 (OLD No.14), BESANT AVENUE,
ADYAR, CHENNAI-600 020
E-Mail: ayuvaraj77us@gmail.com
Mobile: +91 99625 45633



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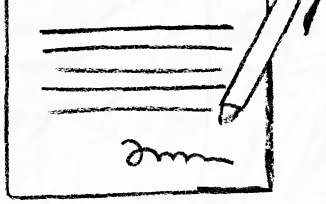

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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