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Project - Quarterly Progress Report

Promoter's Name	:	BRINDAVAN PROPERTIES
Project Name	:	PUSHKAR'S RADHESH
Project Registration No	:	TN/29/Building/0169/2022 dt.17.05.2022
Quarter Ending	:	March 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	4	629.41 sq.mt.
2.	Parking Lots	4	4
3.	UDS Registered in Sq.m.	236.33	236.33

B. Construction

Sl. No.	Description	Block/ Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	single	Completed and Flats are handed over.
2.	Status of common Amenities for each Block/Tower, Item wise	N.A.	N.A.

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.592 lakhs

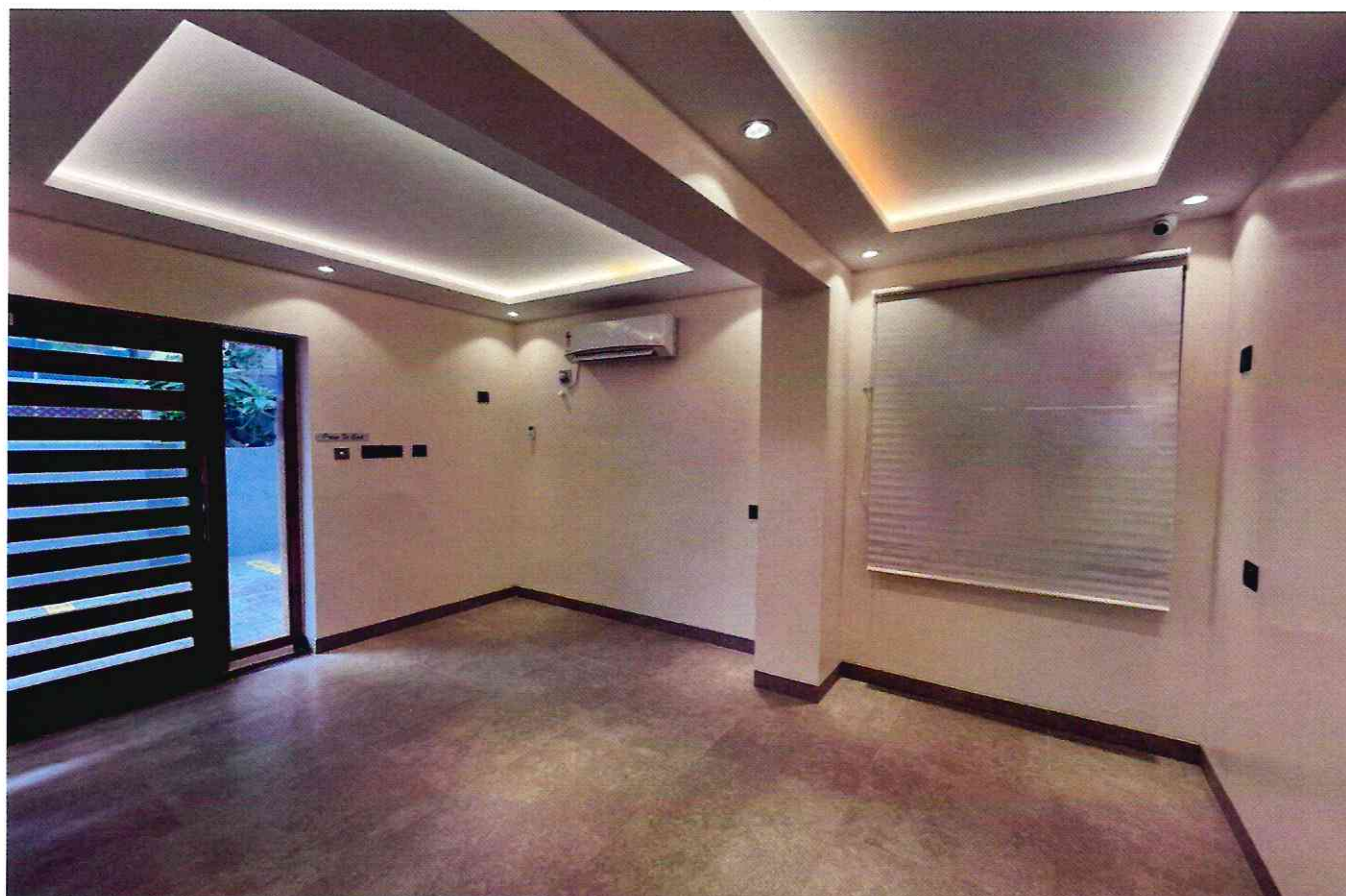
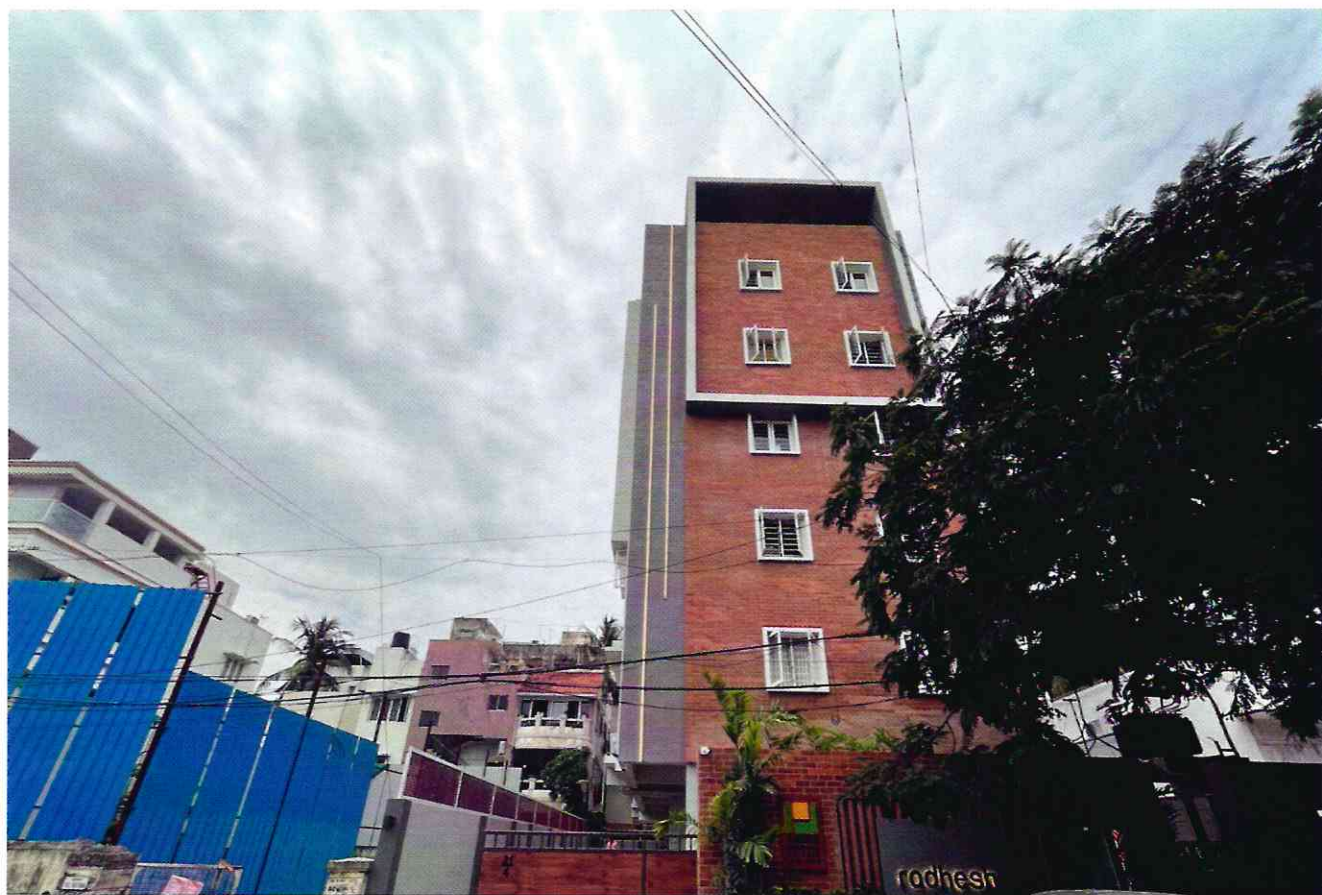
C. Details of Clearances

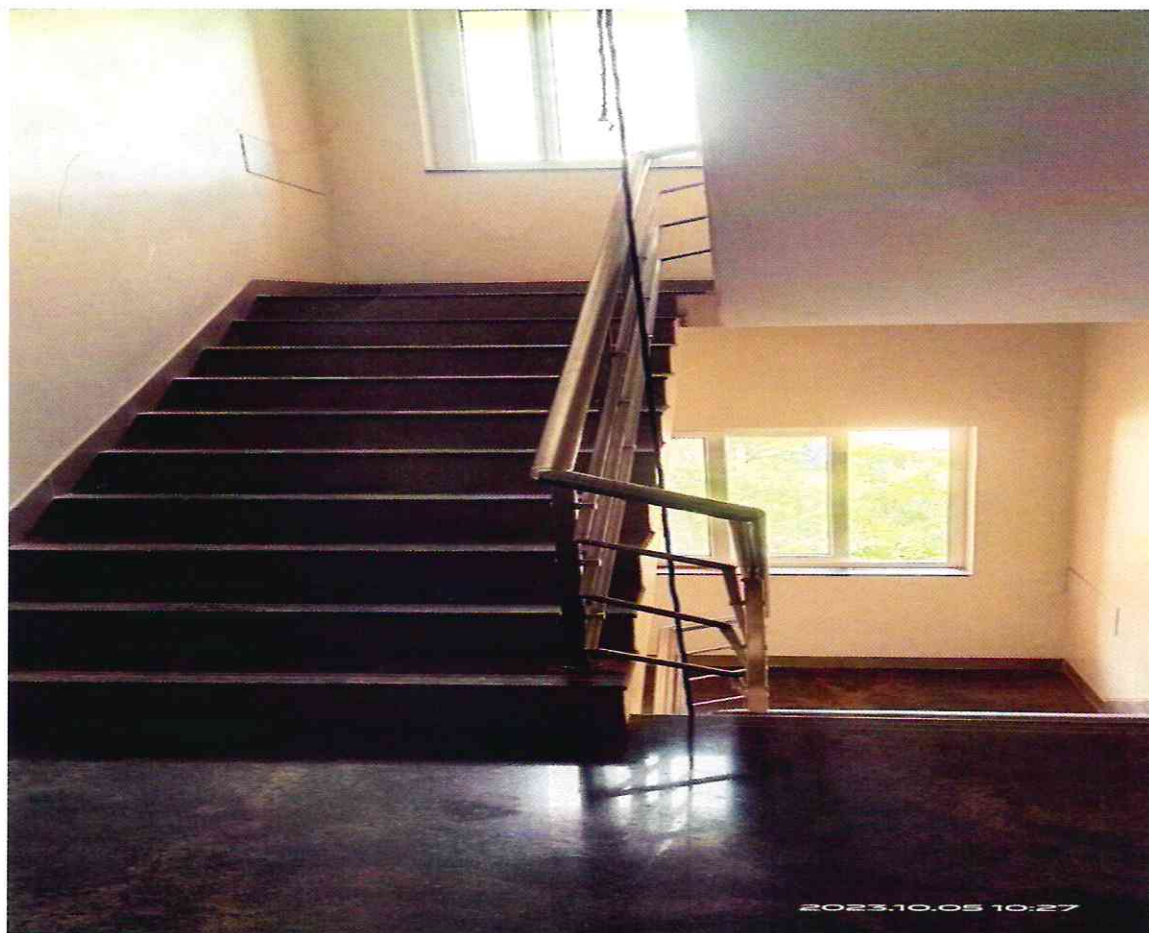
1. Completion Certificate No. CMDA/CC/NHRB/S/0110/2023 dated 20.04.2023 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 Attached (in PDF Format)

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

Note: Mail the above particulars to "reg.tnrera@tn.gov.in".









CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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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/0110/2023

Dated: 20.04.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 8 Dwelling Units availing with Premium FSI at Old Door No.21, New Door No.4, Poes Road 2nd Street, Teynampet, Chennai - 18, comprised in Old R.S.No.1454, R.S.No.1454/9, Block No.29 of Mylapore 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 Planning Permission No.PP/NHRB/23/2022 dated 07.02.2022 Permit No.14500 in letter No.PP/NHRB/S(B1)/494/2021 dated 07.02.2022.
3. Completion Certificate Application received from Thiru.P.Kruthivas, GPA On behalf of Tvl.S.Sridhar & 3 others on 17.03.2023.
4. This office DC Advice letter even No. dated 03.04.2023.
5. Applicant letter dated 12.04.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0023219 dated 10.04.2023.

This is to certify that Thiru.P.Kruthivas, Partner, M/s. Brindavan Properties, GPA On behalf of Tvl.S.Sridhar & 3 others has Completed Construction of Stilt Floor + 5 Floors Residential Building with 8 Dwelling Units availing with Premium FSI at Old Door No.21, New Door No.4, Poes Road 2nd Street, Teynampet, Chennai - 18, comprised in Old R.S.No.1454, R.S.No.1454/9, Block No.29 of Mylapore Village within the limit of Greater Chennai Corporation vide CMDA Planning Permission 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 prescribed in Annexure XXIII of TNCDBR, 2019.

p.f.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/102/2023 dated 20.04.2023.

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 Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1th cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Thiru.P.Kruthivas, GPA
Partner, M/s. Brindavan Properties,
On behalf of Tvl.S.Sridhar & 3 others,
Door No.3/51, F-Block, 2nd Main Road,
Anna Nagar East, Chennai - 600 102.

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

(TNRERA Registration
No.TN/29/Building/0169/2022 in Letter
No.TNRERA/4801/2022 dated
17.05.2022 and its Project name
"PUSHKAR'S RADHESH" valid up to
31.10.2023.)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit for
Building and Display Board)

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.

V.Srinivasan. aia.,
Registered Architect - Council of
Architecture
Reg. No.:
CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

GSTIN : 33ABIPS2154C1ZZ

PAN : ABIPS2154C

FORM-4
ARCHITECT'S CERTIFICATE

Date:

To

BrindavanProperties,
Rep. by Mr. P. Kruthivas-Partner,
"Ethiraj House", F-205, New No.26,
"F" Block, 1st Street,
Annanagar East, Chennai - 600 102.

**Sub: Certificate of Completion of Construction
Work of "PUSHKAR's RADHESH",**

Ref: TN/29/BUILDING/0169/2022 DT.17.05.2022.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "PUSHKAR's RADHESH", Stilt + 5 Floors with 8 dwelling units at Old.No.21, New.No.4, Poes Road, 2nd Street, Teynampet, Chennai - 600 018, comprised in Old.S.No.1454, RS.No.1454/9, Block.No.29, Mylapore Village, Mylapore Taluk, Chennai District, Tamil Nadu.

V.Srinivasan. aiaa.,
Registered Architect - Council of
Architecture
Reg. No.:
CA/96/19755

Srinivas & Associates
architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

GSTIN : 33ABIPS2154C1ZZ

PAN : ABIPS2154C

::2::

2. Following technical professionals are appointed by Promoter:

1.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas & Associates P-47/1, 17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.I/19/03/074.
2.	Structural Consultant Firm Name & Address Registration Details Certified in PP Application	Dr. Alex Jacob M/s. United Consultants, 41/A, Beach Road, Kalakshetra Colony, Chennai-90 600 090 433 SE/GR-I/19/02/001

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that "**PUSHKAR's RADHESH**", Stilt + 5 Floors with 8 dwelling units at Old.No.21, New.No.4, Poes Road, 2nd Street, Teynampet, Chennai - 600 018, comprised in Old.S.No.1454, RS.No.1454/9, Block.No.29, Mylapore Village, Mylapore Taluk.Chennai District,Tamil Nadu,has been completed in all aspects. The building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0110/2023 dated 20.04.2023 by CMDA.**

Thank you,

Yours Faithfully,


V. SRINIVASAN, AIIA.

Registered Architect-CA/96,19755

Licensed Surveyor-Corporation of Chennai
R.A. No. 344

Firm Arcade, P-47/1, 17th Street, Anna Nagar
Chennai-600 040. Ph : 2628 6529



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

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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Chennai, India

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