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SB

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	**M/S ASSOCIATED ENGINERING CONCERNS**
Project Name	:	**AEC GANESH COMPLEX**
Project Registration No.	:	**TN/29/Building/0185/2022**
Project Registration Date	:	24/05/2022
Project Completion Date	:	23/02/2024
Quarter Ending	:	(March/June/September/December) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	City Union Bank
Bank Branch	:	Nanganallur
Bank A/c No.	:	510909010180862

Amount collected from the allottees and deposited in the RERA A/c	:	Rs.5,91,97,290/-
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	Rs.5,91,97,290/-
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. 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	4 Nos	359.85 Sq.m
	b) UDS Registered	4 Nos	165.79 Sqm

SE

. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	105	yes	yes
2.	205	yes	yes
3.	305	yes	yes
4.	405	yes	yes
5.	505	No	No

B. Construction

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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100 % completed Rs.885.26 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	N.A.

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

For ASSOCIATED ENGINEERING CONCERNS

Partner

G. MURALIDHARAN, B.Com., FCA
Flat-3, Nanchil Flats, 6, New Colony, 11th Street, Adambakkam, Chennai-88. Membership No. 205587
Chartered Accountant

Signed by Chartered Accountant

Signed by Promoter

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Quarterly Progress Report

Promoter's Name	:	**M/S ASSOCIATED ENGINERING CONCERNS**
Project Name	:	**AEC GANESH COMPLEX**
Project Registration No	:	**TN/29/Building/0185/2022**
Quarter Ending	:	**March 2024**

PHOTOS TAKEN ON 06/02/2024



For ASSOCIATED ENGINEERING CONCERNS

Partner

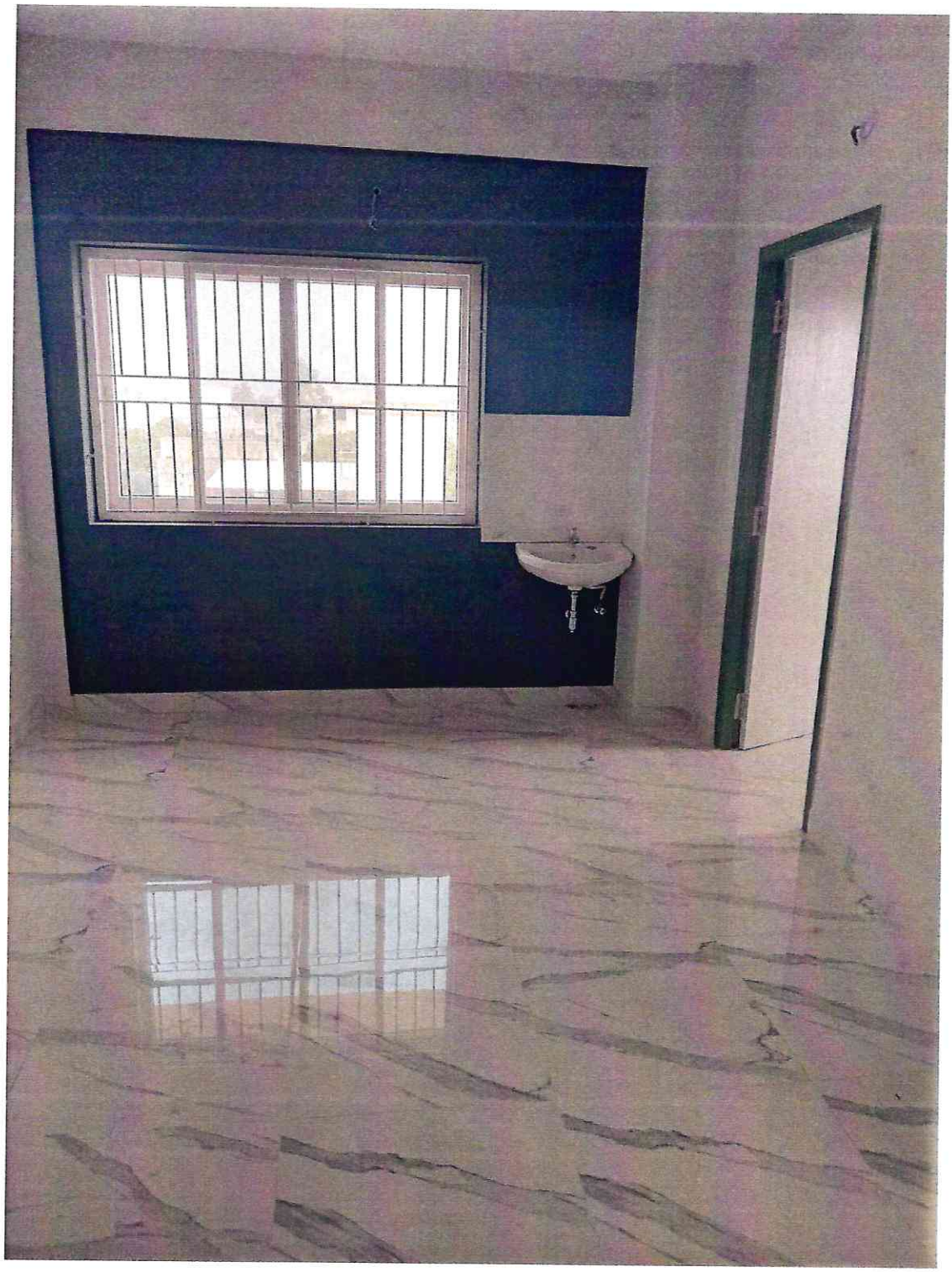
(59)



For ASSOCIATED ENGINEERING CONCERNS

Partner

81



For ASSOCIATED ENGINEERING CONCERNS

Partner

front elevation



Rear elevation



West



East





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

1924 - 2023

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.1, Pumping Station Road
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0565/2023 **Dated:23.02.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 25 D/U availing Premium FSI at Plot No.86, Door No.16, 1st Main Road, Nanganallur, Chennai – 600 061 comprised in T.S.No.73, Block No.31, Ward-B of Alandur Town, Nanganallur Village, within the limits 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/05/2022 dated 13.01.2022 in Planning Permit No. 14482 in letter No.PP/NHRB/S(B1)/0449/2022 Dated 13.01.2022.
3. TNRERA letter No. TNRERA/6254/2022 dated 24.05.2022 with Registration No. TN/29/Building/0185/2022 dated 24.05.2022.
4. Completion Certificate Application received from M/s. Associated Engineering Concerns, Partnership of Firm Associated Engineering Concerns represented by its Partner Thiru.H.Natarajan, GPA for Tvl.R.Narasimhan & 31 Others No. CMDA/CC/NHRB/S/0565/2023 dated 28.12.2023
5. This office DC Advice letter even No. dated 09.01.2024.
6. Applicant letter dated 02.02.2024 enclosing the remittance of Additional Development Charges, Infrastructure & Amenities Charges and Shelter Charges remitted vide CMDA Receipt No. B0024709 dated 11.01.2024.

*****

This is to certify that M/s. Associated Engineering Concerns, Partnership of Firm Associated Engineering Concerns represented by its Partner Thiru.H.Natarajan, GPA for Tvl.R.Narasimhan & 31 Others has completed the construction of Stilt Floor + 5 Floors Residential Building with 25 dwelling units availing Premium FSI at Plot No.86, Door No.16, 1st Main Road, Nanganallur, Chennai – 600 061 comprised in T.S.No.73, Block No.31, Ward-B of Alandur Town, Nanganallur Village, within the limits of Greater Chennai Corporation for which Planning Permission is accorded by CMDA 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

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No.EC/South-I/ 055/2024 dated 23.02.2024.**

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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

26/02/2024

for MEMBER-SECRETARY

26/02/24

Copy to:

1. **M/s. Associated Engineering Concerns,**
   Represented by its partner Thiru.H.Natarajan,
   GPA for Tvl.R.Narasimhan & 31 Others,
   AEC Akshaya, 3rd Floor, No.16, 3rd Main
   Road, 16th Street, Nanganallur,
   Chennai – 600 061.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (**TNRERA letter No.** TNRERA/6254/2022 dated 24.05.2022 with Registration No. TN/29/Building/0185/2022 dated 24.05.2022).

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 No. B0020700 dated 06.01.2022 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.

CTC Designers

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FORM-4A

ARCHITECT'S CERTIFICATE

Date:09/10/2024

To

M/s. Associated Engineering Concerns
AEC Akshaya, 3rd Floor, No: 16, 3rd Main Road,
16th Street, Nanganallur, Chennai – 600 061.

Subject: Certificate of Completion of Construction work of Building of the Project **(TNRERA Registration number – TN/29/Building/0185/2022 dated 24/05/2022) of Stilt Floor + 5 Floors Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation** developed by M/s Associated Engineering Concerns.

Sir,

I **T.Chandran** have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation,** measuring 2277.64 Sq.mts. area, being developed by M/s Associated Engineering Concerns.

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

(i) **Mr.T.CHANDRAN** as Architect/Engineer
(ii) **Ms.S.SANGEETHA** as Structural Consultant
(iii) **Dr.B..RAM PRASAD** as Soil Consultant
(iv) **Mr.A.PARTHIBAN** as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my/our knowledge. I/We hereby certify that **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation** 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 **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation** of the Building is granted Completion Certificate bearing number CMDA vide CC No:CMDA/CC/NHRB/S/0565/2023 dated 23/02/2024 by member Secretary.

Yours faithfully,

T. Chandran, Architect
Regn.No: CA/1993/16325
Council of Architecture
J2, "Maxis-Presidium" New No.2, Old No.63/1,
L-Block, 24th Street, Anna Nagar East,
Chennai-600 102.

Architect
T.CHANDRAN
CTC Designers

T.CHANDRAN - DEVI CHANDRAN
J.2. "Maxis-Presidium". New No.2. Old No.63/1. L-Block. 24th Street. Anna Nagar East. Chennai - 600 102.
Cell : +91 98409 46632. Tel: +91 44 2663 2930. Email : ctcdesign@yahoo.com
GSTIN : 33AAEFC2157N1ZG

S.Sangeeta, M.E, M.I.E,
CONSULTING ENGINEER

'MOUNT VIEW', Third Floor, New No.64(Old No.111) Mount Road, Guindy, Chennai 600032.
Telephone: 9940388755, E-mail: vsanga40@gmail.com, ssangrithi@gmail.com

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, **S.Sangeeta** have undertaken assignment as Structural Engineer for the detailed design and construction of the **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk,** Nanganallur Village within the limit of Greater Chennai Corporation of the building comprising of 5 floors situated in the land bearing **Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village.**

It is certified that the building has been designed as an 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.

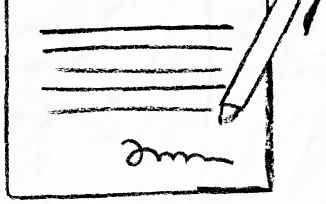
Further after the detailed inspection of the building, it is certified that the constructed structure is structurally safe and sound for the purpose for which it is constructed.

Chennai,

09.10.2024.

(S.Sangeeta.)

S. SANGEETA, M.E., M.I.E.,
STRUCTURAL ENGINEER,
CMDA REG. No. SE/GR-I/19/04/084
"MOUNT VIEW", THIRD FLOOR,
No. 64, MOUNT ROAD, GUINDY,
CHENNAI-600 032. PH: 9940388755



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

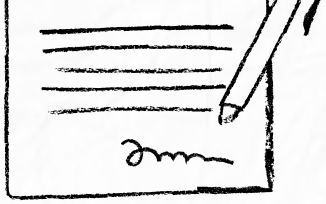
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Verified RealEstate™

We're honored to be part of your real estate journey

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