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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	CS Housing Promoters
Project Name	:	12B HOMES
Project Registration No.	:	TN/16/Building/0202/2022
Project Registration Date	:	01.06.2022
Project Completion Date	:	April 2025
Quarter Ending	:	September - 2024

RERA Separate Bank A/c Details

Bank Name	:	CITY UNION BANK
Bank Branch	:	SRIRANGAM
Bank A/c No.	:	510909010182778

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.5,77,94,343/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.5,77,68,300/- (as per annexure attached)
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Statement for the period Attachment 01.11.2023 to 29.11.2024

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	11 Nos	831.19
	b) UDS Registered	10 Nos	523.72

V. JAYARAMAN, B.Com., F.C.A., CHARTERED ACCOUNTANT, TRICHY - 18

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	**G1(101)- Ground Floor**	Yes	Yes
2.	**G3(103)- Ground Floor**	Yes	Yes
3.	**G4(104)- Ground Floor**	Yes	Yes
4.	**F1(201) – First Floor**	Yes	Yes
5.	**F2(202) – First Floor**	Yes	Yes
6.	**F3(203) – First Floor**	Yes	Yes
7.	**F4(204) -- First Floor**	Yes	Yes
8.	**S1(301) – Second Floor**	Yes	No
9.	**S2(302) – Second Floor**	Yes	Yes
10.	**S3(303) – Second Floor**	Yes	Yes
11.	**S4(304) – Second Floor**	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block - 1	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 ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. 714 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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

Signed by Chartered Accountant

V. JAYARAMAN,B.Com.,F.C.A.,
CHARTERED ACCOUNTANT
BABY ARCAADE,
Old No : D - 49, New No : 13
8th Cross (West)
Thillai Nagar, Trichy - 620 018
M.No : 024867

Signed by Promoter

For CS HOUSING PROMOTERS

Managing Partner

UDIN: 24024867BKBUDN5710

ANNEXURE

Amount withdrawn from the RERA A/c from the date of opening

12B HOMES		
Date	**Debit**	**Percentage %**
28-06-22	700000	20
13-09-22	1000000	32
19-09-22	1000000	32
24-09-22	500000	32
27-10-22	1000000	32
28-10-22	1200000	32
29-10-22	1000000	32
05-11-22	500000	33
22-11-22	1000000	34
04-04-23	270000	55
23-05-23	500000	55
24-05-23	1000000	55
12-06-23	9700000	60
12-06-23	765000	60
13-06-23	350000	60
21-06-23	500000	60
24-06-23	420000	60
21-09-23	350000	69
23-09-23	250000	69
27-09-23	150000	69
06-10-23	1000000	72
07-10-23	850000	72
13-01-24	100000	77
26-01-24	700000	77
26-01-24	300000	77
27-01-24	800000	77
30-01-24	1000000	77
31-01-24	200000	77
17-02-24	500000	77
01-03-24	1000000	78
02-03-24	1000000	78
13-03-24	1000000	81
14-03-24	1700000	81
14-03-24	1000000	81

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15-03-24	1000000	81
15-03-24	1900000	81
20-03-24	1000000	81
20-03-24	1500000	81
18-05-24	350000	82
22-05-24	800000	82
31-05-24	150000	82
06-06-24	200000	84
07-06-24	400000	84
19-06-24	3072000	85
22-06-24	670000	85
26-06-24	900000	85
01-07-24	1000000	87
01-08-24	473000	87
03-08-24	1000000	87
10-08-24	848000	91
17-08-24	822000	91
17-08-24	85000	91
19-08-24	80000	91
22-08-24	100000	91
24-08-24	444000	91
28-08-24	362000	91
02-09-24	890000	95
03-09-24	170000	95
07-09-24	445000	95
07-09-24	62300	95
10-09-24	90000	95
14-09-24	1000000	95
16-09-24	1000000	95
19-09-24	1000000	95
21-09-24	550000	95
28-09-24	1000000	95
01-10-24	1000000	100
05-10-24	100000	100
Total	**57768300**	

For CS HOUSING PROMOTERS

Managing Partner


12 B HOMES
GPS Map Camera
Tiruchirappalli, Tamil Nadu, India
Vm9j+265, Melur Rd, Sriramapuram, Tiruchirappalli,
Tamil Nadu 620006, India
Lat 10.867582° Long 78.680888°
02/12/24 05:58 PM GMT +05:30
Google


12B HOMES
SRIRANGAM
3.2 BHK
GPS Map Camera
Tiruchirappalli, Tamil Nadu, India
Vm9j+265, Melur Rd, Sriramapuram, Tiruchirappalli,
Tamil Nadu 620006, India
Lat 10.867304° Long 78.680931°
02/12/24 05:59 PM GMT +05:30
Google

(15)

COMPLETION CERTIFICATE

From
Thiru.S.S.Barath,M.E.,
Joint Director, (FAC),
District Town and Country Planning Office,
Tiruchirappalli District,
Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 23.

To
Thiru.C.Saravanan & Thiru.D.Britto Sebastiraj,
No. 99, Duraisamy Salai,
Ganapathy Nagar,
Thiruvanai Kovil,
Tiruchirappalli – 620 005

E Mail ID : tryjddtcp@gmail.com
Phone No. 0431-2423769

Roc.No.4353/2023/TD-3,

Dated : 21.02.2024

CC No. 07/2024

Sir,

Sub: Completion Certificate – District Town and Country Planning – Tiruchirappalli District - Trichy Local Planning Area/ Corporation – Srirangam Zone - Mellur Village - Ward –A – Block-30 - T.S.No.1041/6pt - Plot No.20,21,22&23 - Construction of Residential Building up to Terrace level - Completion Certificate (CC) issued – Reg.

Ref:
1. Planning Permission order in Roc.No. 4368/2021/TD-3 dt. 30.12.2021
2. Planning Permission No. 93/2021
3. Construction Continuance Certificate issued in Roc No.2698/2022/TD3, Dated: 05.09.2022. (CCC No.06/2022).
4. Completion Certificate application received from Thiru.C.Saravanan & Thiru.D.Britto Sebastiraj, , Trichy dated 07.12.2023.

---

1. This is certify that Thiru.C.Saravanan & Thiru.D.Britto Sebastiraj, Trichy has constructed Residential Building in Plot No.20,21,22&23 - T.S.No.1041/6pt - Ward –A, Block-30, Mellur Village, Srirangam Zone, Tiruchirappalli Corporation. The proposal was sanctioned vide order in Roc.No. 4368/2021/TD-3 dated 30.12.2021 Planning Permission No. 93/2021 . The Building was inspected and observed that the building has been completed and satisfies the norms for issue of Completion certificate.

2. Accordingly Completion Certificate is issued for the above Construction in CC No. 07/2024, Dated : 21.02.2024

(18)

3. The Completion Certificate is issued in accordance with the provision 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 Acts. The Completion Certificate issued under Development Control Regulation No.12 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant/ developer/ power agent and the Structural Engineer/ 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.

21/02/24

Joint Director (FAC),
District Town and Country Planning Office,
Tiruchirappalli District

21/02/24

Copy to

1) The Commissioner,
Tiruchirappalli Corporation,
Trichirappalli District

2) The Executive Engineer,
TANGEDCO, Cantonment Division,
Trichy.

R.VETRIVEL, M.Tech (Struct.)., F.I.V., C.E (I).,
Structural Engineer / Chartered Engineer / Approved Valuer / Corporation Registered Engineer / Govt. Approved Panel Engineer Class 1A
D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy-17.
Cell : 97893 33245 Email : rvetrimtech@rediffmail.com, ✆ 0431 - 4030245

Date :.....

FORM-4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of building)

Date: 18.10.2024

To
CS Housing Promoters,
10/6, Ammamandapam Road,
Mambalasalai, Srirangam,
Tiruchirappalli- 620006.

Subject: Certificate of Completion of Construction Work of **12B Homes**, Single Block of the Building of the Project (TNRERA Registration Number TN/16/Building/0202/2022) Dated 01.06.2022 situated on the Land bearing TS.No.1041/6 demarcated by its boundaries *Lat 10.86736^0 -Long 78.681095^0* to the North, *Lat 10.867692^0 -Long 78.68113^0* to the South, *Lat 10.867538^0 -Long 78.680922^0* to the East, *Lat 10.867562^0 -Long 78.68119^0* to the West of Ward A, Block 30, Metro town, Melur road, Srirangam, Tiruchirappalli – 620006, measuring 642.84 sq.mts being developed by CS Housing Promoters.

Sir,

I, R.Vetrivel have undertaken the assignment as Engineer for certifying the completion of Construction Work of 12B Homes, Single Block situated on the TS.No 1041/6, of Ward A, Block 30, Metro town, Melur road, Srirangam, Tiruchirappalli – 620006, measuring 642.84 sq.mts sq.mts is being developed by CS Housing Promoters.

Following Technical Professionals have been appointed by Promoter:

M/s Mr.R. Vetrivel as Engineer (No.RE/Gr.1/DTCP/Trichy/June-2024/012)
M/s Mr.R.Vetrivel as Structural Consultant (No.SE/Gr.1/DTCP/Trichy/June-2024/013)
M/s Mr.D.Nagarajan (DNR Consultancy)- MAP Consultant
M/s Mr.K.Vikram as Construction Engineer (No.CE/DTCP/Trichy/MAY2021/307)

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that 12B Homes, Single Block of the Residential 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. 12B Homes, Single Block of the Building is granted Completion Certificate bearing number **CC No.07/2024 dated 21.02.2024** by Joint Director, DTCP Tiruchirappalli District.

Yours sincerely,

21/10/24
Er.R.VETRIVEL,M.Tech(Struct).,F.I.V.,,C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Engineer,
Reg. No:RE/Gr. 1/DTCP / TRICHY/ June-2024/012
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

R.VETRIVEL, M.Tech (Struct.)., F.I.V., C.E (I).,
Structural Engineer / Chartered Engineer / Approved Valuer / Corporation Registered Engineer / Govt. Approved Panel Engineer Class 1A
D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy-17.
Cell : 97893 33245 Email : rvetrimtech@rediffmail.com, ✆ 0431 - 4030245

5

Date :.....

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, R.Vetrivel have undertaken assignment as Structural Engineer for the detailed design and construction of the building **12B Homes** of the building comprising of Basement + 3 floors situated in the land bearing Plot Nos. 20,21,22,23 in TS.No 1041/6, Block - 30, Ward –A, Metro Town, Melur Village, Srirangam, Tiruchirappalli – 620006.

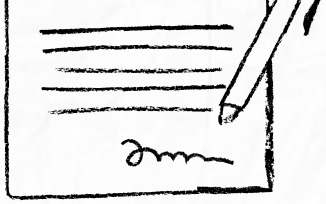
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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

Yours faithfully,

21/10/24

Er.R.VETRIVEL, M.Tech(Struct)., F.I.V., C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Structural Engineer,
Reg. No:SE/Gr. 1/DTCP / TRICHY/June-2024/013
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.



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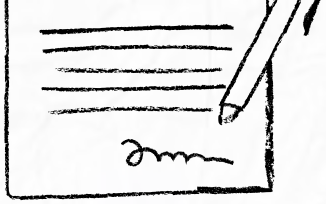
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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