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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	JENI CONSTRUCTION PVT LTD
Project Name	:	JOEL ORCHIDS
Project Registration No.	:	TN/01/Building/0236/2022
Project Registration Date	:	28.06.2022
Project Completion Date	:	23.05.2023
Quarter Ending	:	December Year 2024

RERA Separate Bank A/c Details

Bank Name	:	PUNJAB NATIONAL BANK
Bank Branch	:	CHITLAPAKKAM
Bank A/c No.	:	7433002900000019

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. 7,84,20,737
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. 7,84,00,000
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	19 Nos.	1375.7
	b) UDS Registered	19 Nos.	677.8

For JENI CONSTRUCTION PVT. LTD.


Managing Director

2. Furnish the details Flat-wise

Sl.No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A1	Yes	Yes
2.	A2	Yes	Yes
3.	A3	Yes	Yes
4.	B1	Yes	Yes
5.	B2	Yes	Yes
6.	B3	Yes	Yes
7.	C1	Yes	Yes
8.	C2	Yes	Yes
9.	C3	Yes	Yes
10.	D1	Yes	Yes
11.	D2	Yes	Yes
12.	D3	Yes	Yes

B. Construction

Sl.No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	100% Work Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Not Applicable	Not Applicable
3.	Status of other Common Amenities as indicated in the Construction Agreement	Not Applicable	Not Applicable

Sl.No	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 7,20,00,000
2.	Percentage of completion of Common Amenities i) Physical	Not Applicable
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Not Applicable

For JENI CONSTRUCTION PVT. LTD.

Managing Director

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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 Commissioner,
Tambaram City Municipal Corporation,
West Tambaram, Chennai-600 045.

Letter No. CMDA/CC/NHRB/S/0121/2023

Dated:23.05.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) with 19 Dwelling Units Affordable Housing, at Plot No.7, 8 & 9, Pamban Swamigal Salai & Thirumurugan Salai, Chitlapakkam, Chennai comprised in S.No.95/2B, 95/3B (asper Document), S.No.95/4A & 95/5 (as per Patta) of Chitlapakkam Village, within the Limits of Tambaram 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 vide No.PP/NHRB/08/2022 dated 13.01.2022 in Planning Permit No.14485 in letter No.PP/NHRB/S(B2)/0484/2021 dated 13.01.2022.
3. Completion Certificate Application received from M/s.Jeni Construction Private Limited, Rep by its Managing Director T.Benjamin Rajan on 03.04.2023.
4. This office D.C.Letter even No. dated 12.05.2023.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023472 dated 18.05.2023.

This is to certify M/s.Jeni Construction Private Limited, Rep by its Managing Director T.Benjamin Rajan has Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) with 19 Dwelling Units Affordable Housing, at Plot No.7, 8 & 9, Pamban Swamigal Salai & Thirumurugan Salai, Chitlapakkam, Chennai comprised in S.No.95/2B, 95/3B (asper Document), S.No.95/4A & 95/5 (as per Patta) of Chitlapakkam Village, within the Limits of Tambaram 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 159 /2023 dated 23.05.2023.

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

Yours faithfully,


for MEMBER-SECRETARY
24/5/2023

Copy to:

✓ M/s.Jeni Construction Private Limited,
Rep by its Managing Director T.Benjamin Rajan,
Plot No.86, Ganesh Nagar Main Road,
Selaiyur,
Chennai-600 073.

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

(TNRERA Project Registration
Certificate No.TN/01/Building/0236/
2022, in file No.TNRERA/
10272/2022, dt.28.06.2022, valid till
12.01.2027)

3. The Deputy Financial Analyst
Finance Division, CMDA.

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

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

Note:

- (i) The Original Cash Receipt No.B0020674, dated 03.01.2022 for the payment of the Security Deposit has been surrendered for refund by the applicant.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

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FORM – 4A
ARCHITECT'S CERTIFICATE
(To be furnished on completion of Building)

Date:

To

M/s. Jeni Construction Private Limited,
Rep by its Managing Director Thiru. T. Benjamin Rajan,
No. 86, Ganesh Nagar Main Road,
Selaiyur, Chennai – 600 073.

Subject: Certificate of Completion of Construction work of Residential building TNRERA Registration No. TN/01/Building/0236/2022 dated on 28.06.2022 situated on the Stilt Floor + 4 Floors + 5th Floor Part with 19 dwelling Units at Plot No. 7, 8 & 9, Pamban Swamigal Salai & Thirumurugan Salai, Chitlapakkam, Chennai, Comprised in S.No. 95/4A & 95/5 of Chitlapakkam Village, Tambaram Taluk, Chengalpattu District, demarcated by its boundaries Latitude – 12°55'42.3"N Longitude – 80°08'07.3"E of Division Chitlapakkam Village, Within the limits of Tambaram Corporation, measuring 3550.00 Sq.m in land area being developed by M/s. Jeni Construction Pvt. Ltd.,

Sir,

I, Mr. S. Ashok Kumar have undertaken assignment as Registered Engineer of certifying completion of construction work of Residential building TNRERA Registration No. TN/01/Building/0236/2022 dated on 28.06.2022 situated on the Stilt Floor + 4 Floors + 5th Floor Part with 19 dwelling Units at Plot No. 7, 8 & 9, Pamban Swamigal Salai & Thirumurugan Salai, Chitlapakkam, Chennai, Comprised in S.No. 95/4A & 95/5 of Chitlapakkam Village, Tambaram Taluk, Chengalpattu District, demarcated by its boundaries Latitude – 12°55'42.3"N Longitude – 80°08'07.3"E of Division Chitlapakkam Village, Within the limits of Tambaram Corporation, measuring 3550.00 Sq.m in land area being developed by M/s. Jeni Construction Pvt. Ltd.,

2. Following technical professionals are appointed by the Promoter:

- (i) Mr. S. Ashok Kumar as Registered Engineer
- (ii) Mr. S. Subramaniam as Structural Consultant
- (iii) Mr. N. Saravanan as Site Supervisor

3. 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 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. The "JOEL ORCHIDS" building is granted completion certificated bearing number: EC/South – II/159/2023 dated 23.05.2023 by CMDA.

Yours Faithfully,


S. ASHOK KUMAR, M.Arch.,

Registered Architect, R.A/Gr/11/02/011

No.19, VV Colony, 4th Street,

Adambakkam, Chennai-600 088.

Ph: 2260 0999, Mob: 9383 123456
E-mail: 131ashok@gmail.com

Signature & Stamp (IN BLOCK LETTERS) of L.S./Architect with seal



Kannimar Consultants

Industrial Building Consultants
S t r u c t u r a l D e s i g n

New No. 14, Old No. 17A, Kannimar Villa, Ganga Nagar, Jafferkanpet,
Ashok Nagar, Chennai - 83. Ph. : 24749439, 94441 83538, 9500074947

S. Subramaniam, M.S. (Struc). PDQS. DRTM.

Chartered Engineer

Registered Structural Engineer Grade - I

E-mail : kannimarconsultants@gmail.com

FORM-4B

**Structural Stability Certificate by
Registered Structural Engineer**

I, **S.Subramaniam (Kannimar Consultants)** have undertaken assignment as Structural Engineer for the detailed design. The construction of the building 'JOEL ORCHID' comprising of 5 floors situated in the land bearing Plot Number 7,8 & 9, Pamban Swamigal Salai, Chitlapakkam, Chennai - 600064.

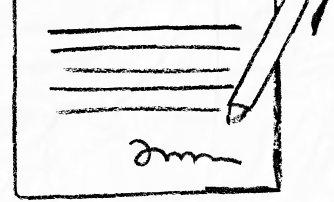
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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, 27/11/24

S. Subramaniam, M.S.(Struc), PDQS, DRTM.
Registered Structural Engineer Grade-I.
(SE / GR-I / 2024 / 02 / 008).

New No: 14, Old No. 17A, Kannimar Villa,
Ganga Nagar, Jafferkanpet, Ashok Nagar,
Chennai - 83, Ph : 24749439, 9500074947
kannimarconsultants@gmail.com



our services doesn't just end there



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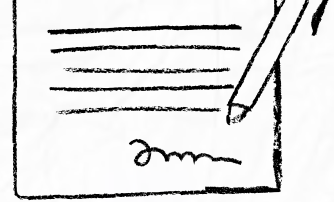
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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



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

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