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Project - Quarterly Progress Report

Promoter's Name	:	BRINDAVAN PROPERTIES
Project Name	:	PUSHKAR'S ARADHANA
Project Registration No	:	TN/29/Building/0243/2022 dt.01.07.2022
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	483.12 sq.mt.
2.	Parking Lots	4	4
3.	UDS Registered in Sq.m.	228.92	228.92 sq.mt.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	single	Completed. All the Flats have been handed over and occupied.
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.479 lakhs

C. Details of Clearances

1. Completion Certificate No. **CMDA/CC/NHRB/N-I/144/2023** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) Form 4 Attached. (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".



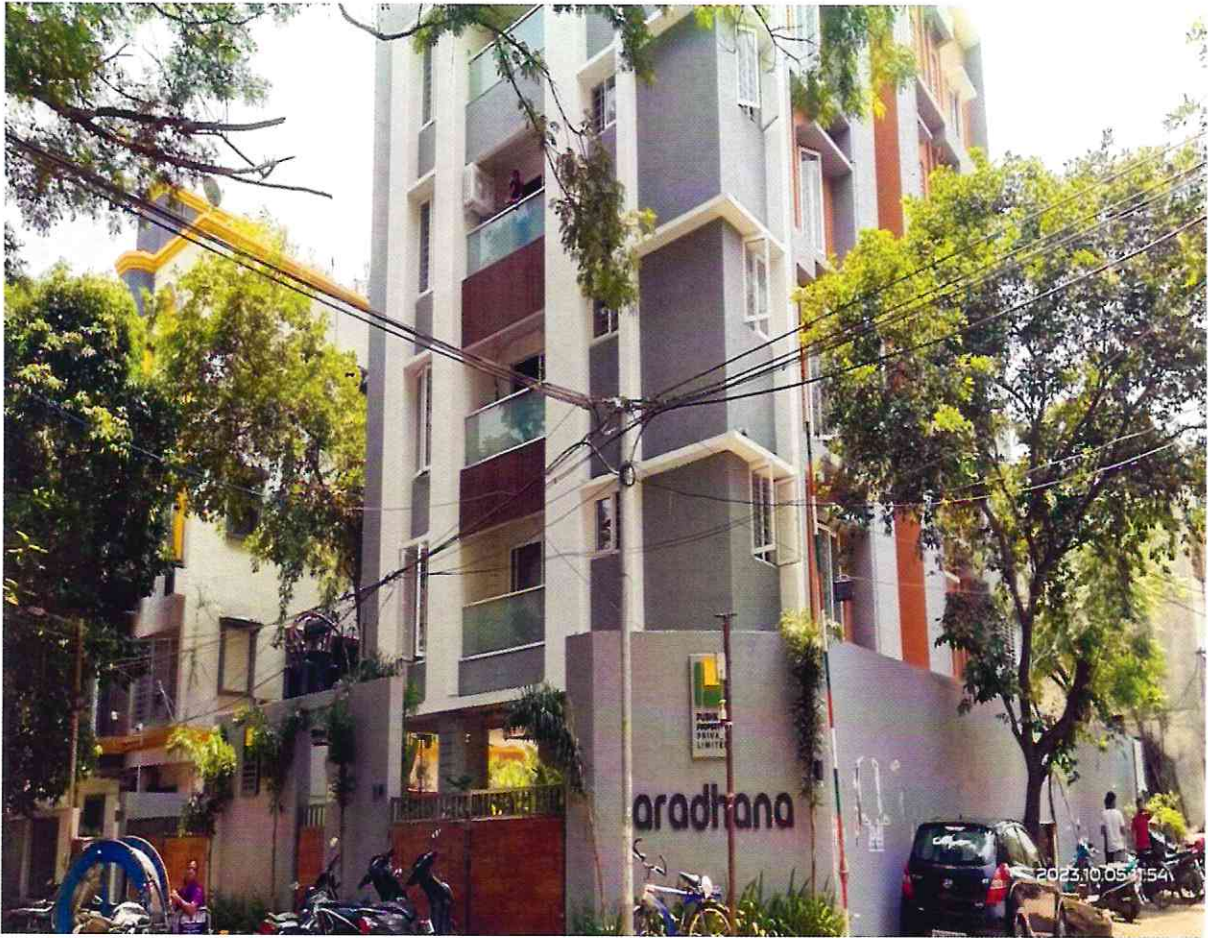


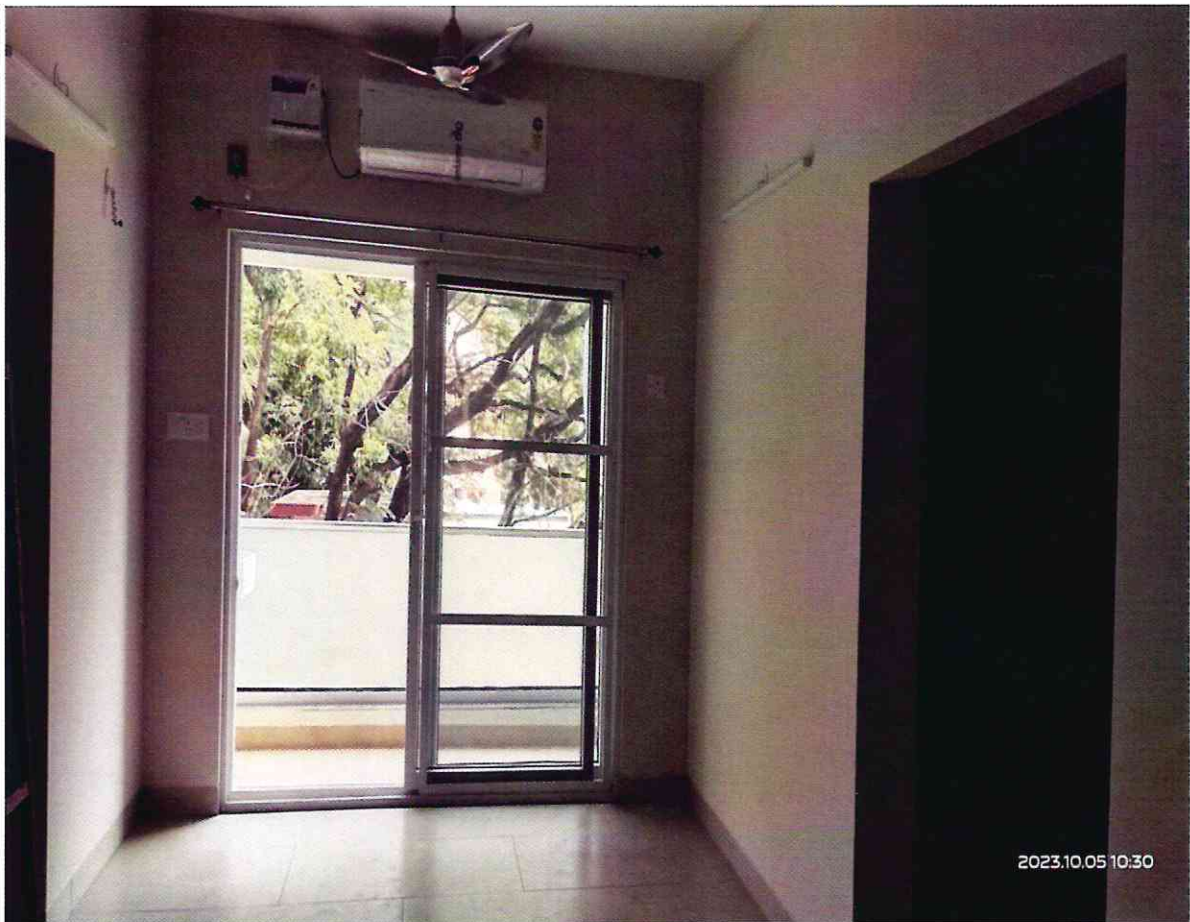
PUSHKAR'S ARADHANA

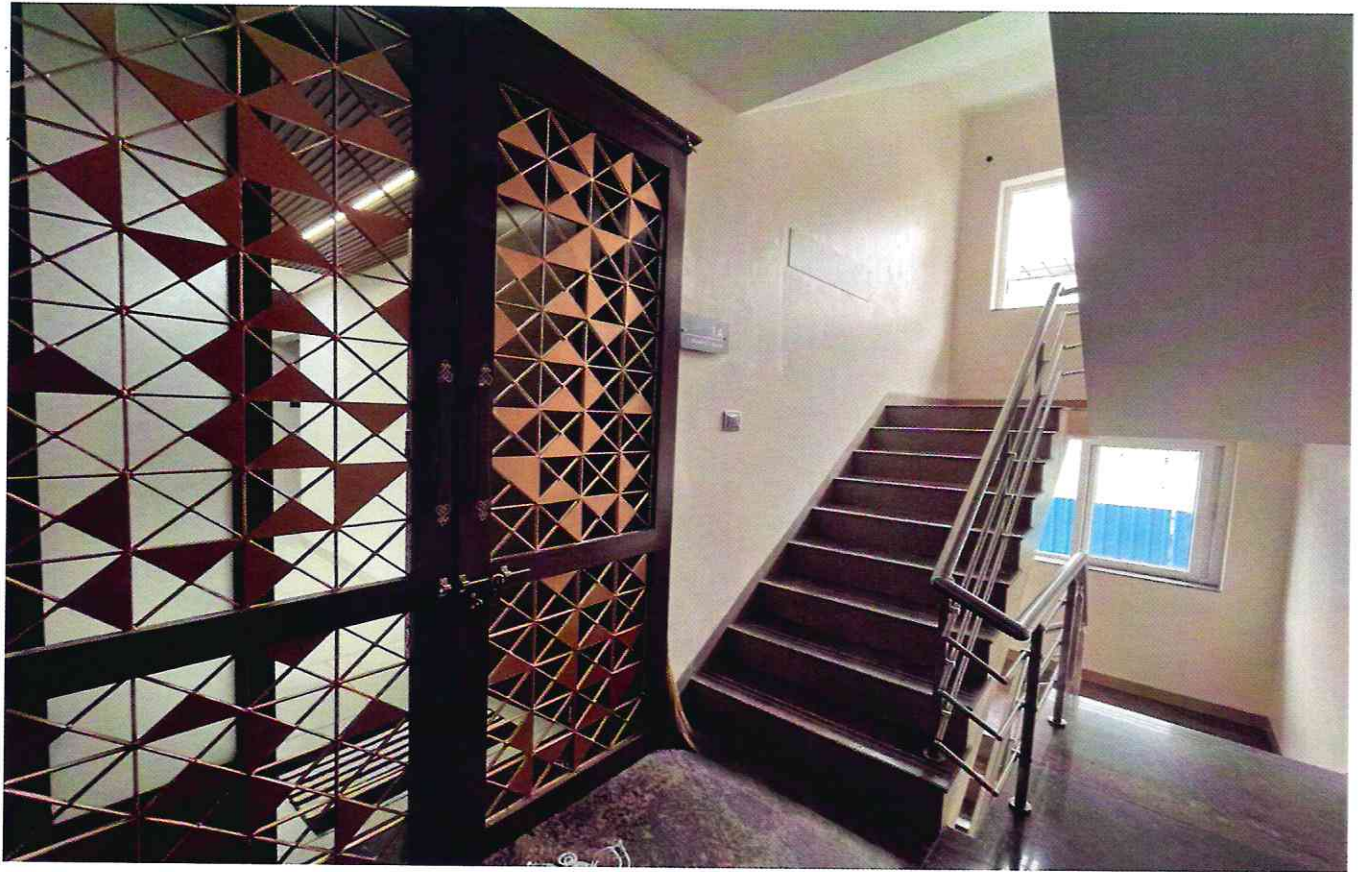
Plot no. 2953, AL-222, New No.39, 14th Main Road, Annanagar, Chennai – 600 040.

Flat No Floor	RERA Carpet Area (sec 2(k)) (sq.m)	Carpet Area Exclusive Balcony	Exclusive verandah Service open terrace	Proportionate Common Area (sq.m)	Total Area (sq.m)	UDS land Area (sq.m)	Car Parking Covered
2A	85.40	3.70	2.97	28.7	120.78	57.23	1
4A	85.40	3.70	2.97	28.7	120.78	57.23	1
1A	85.40	3.70	2.97	28.7	120.78	57.23	1
3A	85.40	3.70	2.97	28.7	120.78	57.23	1











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

Letter No. CMDA/CC/NHRB/N-I/144/2023

Dated: 26-04-2023

Sir / Madam,

Sub: CMDA - Enforcement Cell (North-I) - Completed construction of Stilt floor + 5 Floors Residential building with 10 dwelling units at Plot No.2953, Old Door No.222, New Door No.39, 'AL' Block, 14th Main Road & 12th Main Road, Anna Nagar West, Chennai-40 comprised in T.S.No.206, Block No.9B of Naduvakkarai village, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. PP/NHRB/57/2022, in letter No. PP/NHRB/N/567/2021 dated 08.03.2022 in Planning Permit No.14734 availing with Premium FSI.
 2. TNREERA registration in letter No.TNRERA/9328/2022 and registration No.TN/29/Building/0243/2022 dated 01.07.2022.
 3. Completion Certificate Application received from the applicant on 31.03.2023.
 4. This office letter even no. dated 19.04.2023 addressed to the applicant.
 5. Applicant's letter dated 24.04.2023 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B-0023317, dated 24.04.2023.
 6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Mr.P.Kruthivas (GPA) GPA of Dr.M.Vasanth and 2 others have constructed Stilt floor + 5 Floors Residential building with 10 dwelling units at Plot No.2953, Old Door No.222, New Door No.39, 'AL' Block, 14th Main Road & 12th Main Road, Anna Nagar West, Chennai-40 comprised in T.S.No.206, Block No.9B of Naduvakkarai village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/57/2022, in letter No. PP/NHRB/N/567/2021 dated 08.03.2022 in Planning Permit No.14734 availing with Premium FSI was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee and TNCD BR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I / 114 /2023, dated 26-04-2023.

/pto/

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 Development Regulations 4(5) 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 6th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

Perumal
26/4/2023
for MEMBER-SECRETARY

Copy to:

1. Mr.P.Kruthivas (GPA),
GPA of Dr.M.Vasantha and 2
others,
No.3/51, 'F' Block, 2nd Main Road,
Anna Nagar East,
Chennai-600102.

2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form 'C'
No.TNRERA/9328/2022 and registration
No.TN/29/Building/0243/2022 dated 01.07.2022. The
registration shall be valid till 30.09.2023.

3. The Deputy Financial Analyst
Finance Division, CMDA,
Chennai along with O/o.No.1/2023
dated 12.01.2023 particulars

(For Refund of SD for building & DB)

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

Note:

- (i) The Original Cash Receipt for the Security Deposit shall be 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. aiia.,
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

Brindavan Properties,
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 ARADHANA",**

Ref: TN/29/BUILDING/0243/2021 DT.28.12.2021.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "PUSHKAR'S ARADHANA", Stilt + 5 Floors with 10 dwelling units at Plot no. 2953, AL-222, New No.39, 14th Main Road, Annanagar, Chennai - 600 040, comprised in T.S. No. 206, Block No. 9B, situated at NADUVAKARAI division, Aminjikarai Taluk (previously Egmore - Nungambakkam 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 : srinivasanykm@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 ARADHANA**", Stilt + 5 Floors with 10 dwelling units at Plot no. 2953, AL-222, New No.39, 14th Main Road, Annanagar, Chennai - 600 040, comprised in T.S. No. 206, Block No. 9B, situated at NADUVAKARAI division, Aminjikarai Taluk (previously Egmore - Nungambakkam Taluk), Chennai District, Tamil Nadu, has been completed in all aspects. The building is granted Completion Certificate bearing number **CMDA/CC/NHRB/B/N-I/144/2023** dated **26.04.2023** by CMDA.

Thank you,

Yours Faithfully,

V. Srinivasan

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 : 4217 2501



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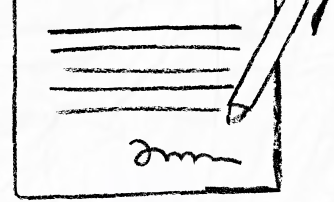
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Property Documentation & Workflow Tools

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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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