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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	G.R. NMATARAJAN AND CO
Project Name	:	GRN's "SAMPOORNA KRISHNA"
Project Registration No.	:	TN/29/BUILDING/0310/ 2022
Project Registration Date	:	18.08.2022
Project Completion Date	:	06.04.2024
Quarter Ending	:	MARCH 2025

RERA Separate Bank A/c Details

Bank Name	:	AXIS BANK LTD
Bank Branch	:	T. NAGAR BRANCH, CHENNAI-600017
Bank A/c No.	:	922020036507484

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	RS.12,74,43,600/
Amount withdrawn from the RERA A/c from the date of opening	:	RS.8,87,48,520/
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	10 Flats	1499.74.sq.mts
	b) UDS Registered	10 Flats	UDS AREA (615.01 Sq.mtr)



for G.R. NATARAJAN & CO.

[Signature]
PARTNER

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
	FIRST FLOOR FLAT 1A (Builder)	YES	YES
	FIRST FLOOR FLAT 1B (Builder)	YES	YES
	FOURTH FLOOR FLAT 4A (Builder)	YES	YES
	FOURTH FLOOR FLAT 4B (Builder)	YES	YES
	SECOND FLOOR FLAT 2A & 2B (LAND OWNER)	YES	YES
	THIRD FLOOR FLAT 3A & 3B (LAND OWNER)	YES	YES
	FIFTH FLOOR 5A & 5B (LAND OWNER)		

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	BLOCK-I	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	100% COMPLETED
	ii) Financial (Enter Anticipated Project Cost in Crore)	Rs. 9.47 Crore
2.	Percentage of completion of Common Amenities i) Physical	N.A
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	N.A

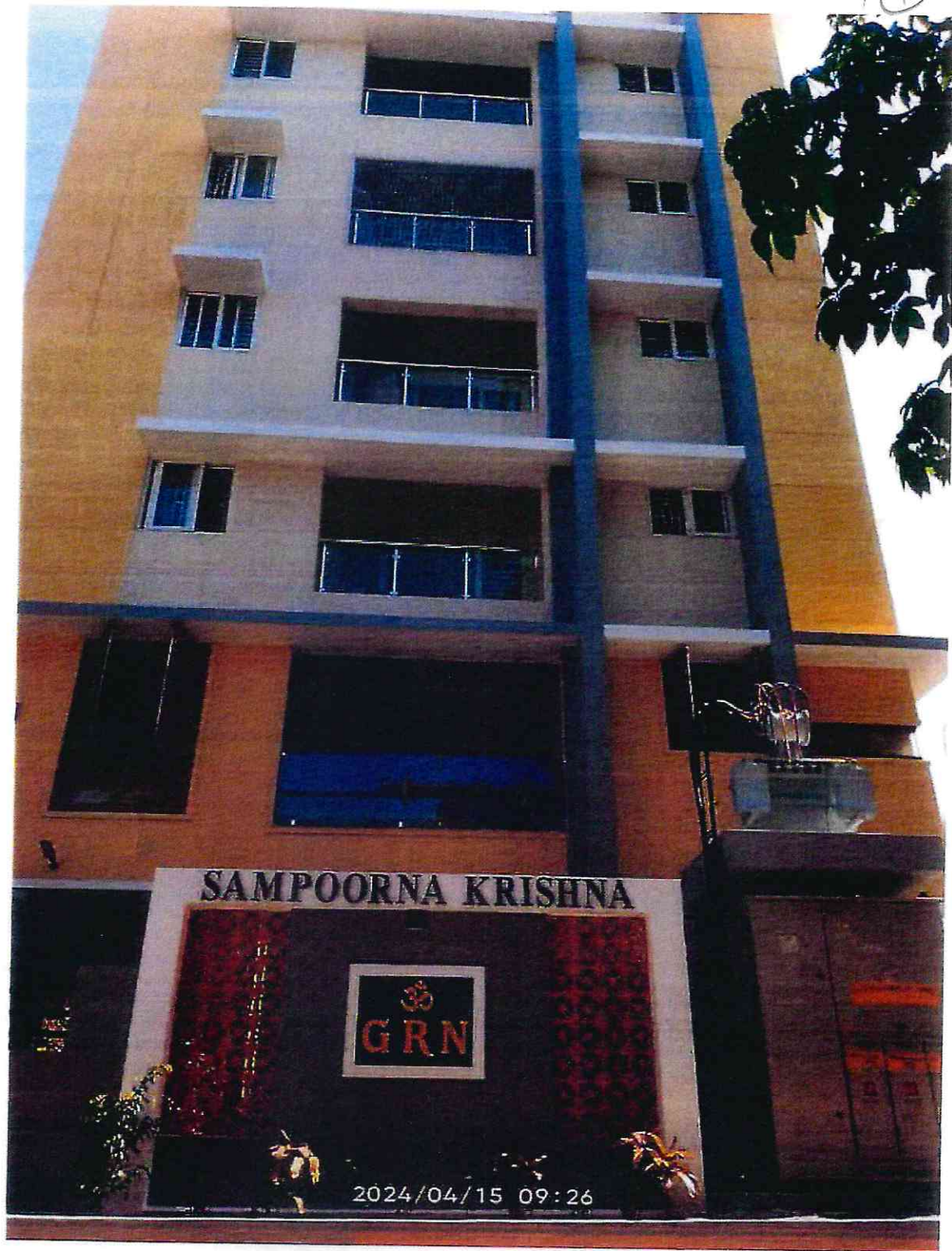
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)



for G.R. NATARAJAN & CO.

[Signature]

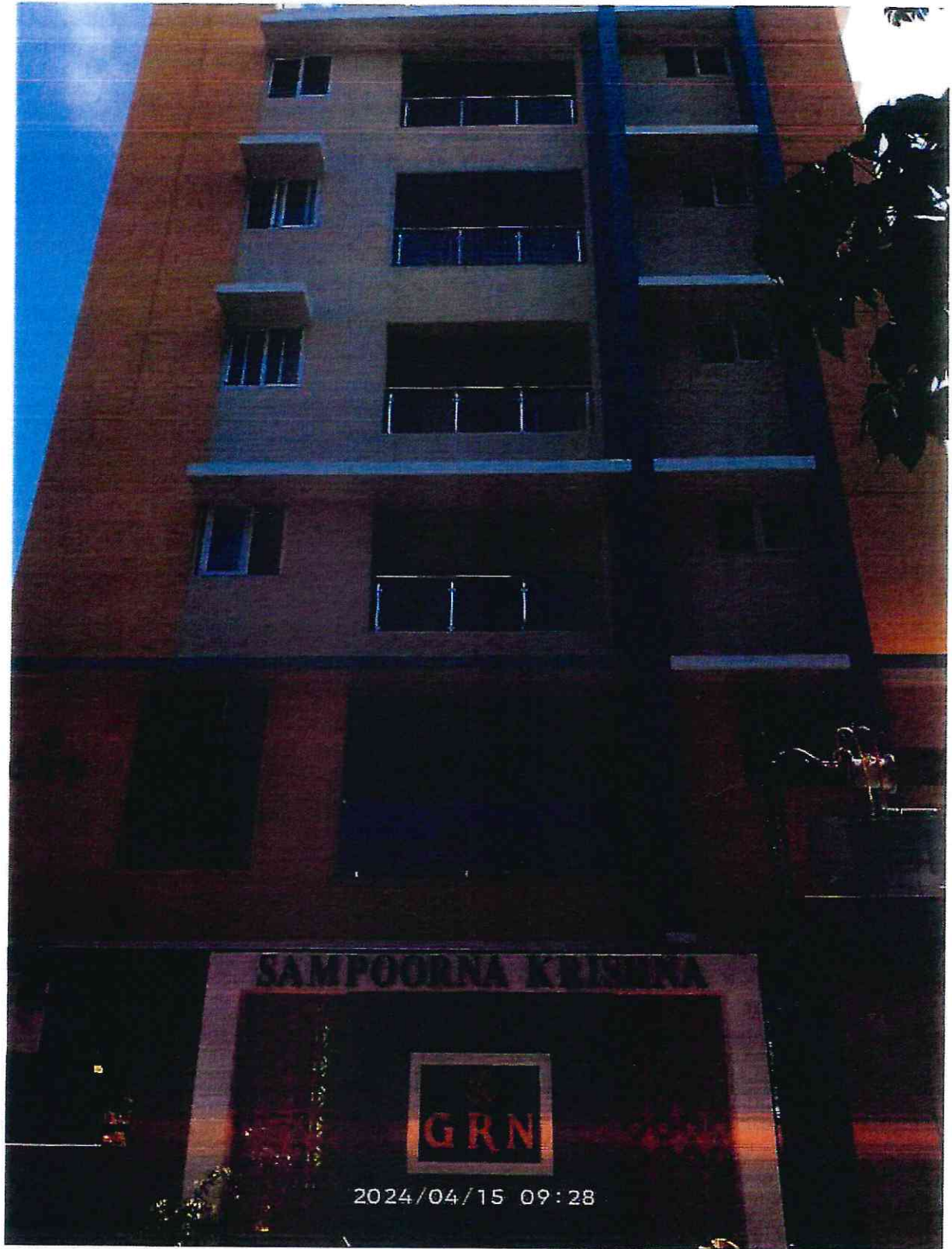
PARTNER



for G.R. NATARAJAN & CO.

Asant

PARTNER



for G.R. NATARAJAN & CO.

H. S. Natarajan
PARTNER



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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1924 BY APAD

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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,
Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/NHRB/C/556/2023

Dated: 06.02.2024

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed the construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units with availing Premium FSI at Plot No.B, Old Door Nos. 12A & 13 part, New Doors. 27 part & 28, Yogambal Street, T.Nagar, Chennai comprised in T.S.Nos. 5074/1 part, 5074/2, 5075/1 & 5076/4, Block No.117 of T.Nagar 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 issued Planning Permission No. PP/NHRB/152/2022, dated 26.05.2022 in Letter No. PP/NHRB/C/219/2022 dated 26.05.2022 in Planning Permit No.14829, valid up to 25.05.2030.
 3. TNRERA Registration for project in Registration No.TN/29/Building/0310/2022, dated 18.08.2022 in file No.TNRERA/11916/2022, dated 18.08.2022, valid up to 30.07.2025.
 4. Your Completion Certificate application received from Thiru. N Sairam GPA for Chella K Raghavendran and Chell K Srinivasan through online No. CMDA/CC/NHRB/C/0556/2023, dated 26.12.2023.
 6. This office D.C. advice letter even No. dated 22.01.2024 addressed to Thiru. N Sairam GPA for Chella K Raghavendran and Chell K Srinivasan.
 7. The applicant letter dated 24.01.2024, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0024781, dated 24.01.2024 and other particulars.

This is to certify that Thiru. N Sairam GPA for Chella K Raghavendran and Chell K Srinivasan has Completed the construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units with availing Premium FSI at Plot No.B, Pld Door Nos. 12A & 13 part, New Doors. 27 part & 28, Yogambal Street, T.Nagar, Chennai comprised in T.S.Nos. 5074/1 part, 5074/2, 5075/1 & 5076/4, Block No.117 of T.Nagar Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. The building

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satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II/ 28 /2024, dated: 06-02-2024.**

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 Rule 20(6) Annexure XXIII of TNCDBR 2019 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

M. Wimaladevi
07/02/2024
for MEMBER-SECRETARY
07/02/24

Copy to:

1. Thiru. N Sairam
GPA for Thiru.Chella K Raghavendran and
Thiru.Chell K Srinivasan,
No.1, Jawaharlal Nehru Street, T.Nagar,
Chennai – 600 017.
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
TNRERA Registration for project in
Registration No.TN/29/Building/0310/2022,
dated 18.08.2022 in file
No.TNRERA/11916/2022, dated 18.08.2022,
valid up to 30.07.2025.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building, Display Board. SD for Building & SD for
Display Board remitted in **Receipt No. CMDA/PP/Ch/7517/2022, dated 19.05.2022**).
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. 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

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

Date: 28.03.2025

To
M/S. G.R.NATARAJAN & Co,
No.1 Jawaharlal Nehru Street,
T.Nagar, Chennai-600 017.
Email: grnsairam@gmail.com

Subject: SUBMISSION OF PROJECT COMPLETION REPORT VIDE TNRERA REGISTRATION NO. TN/29/BUILDING/0310/ 2022 Dt 18.08.2022 FOR CONSTRUCTION OF STILT + 5 FLOORS RESIDENTIAL BUILDING WITH AVAILING PREMIUM FSI 10 DWELLING UNITS AT PLOT NO.B , NEW NO.27PART & 28,OLD DOOR NO.13PART & 12A, ,YOGAMBAL STREET,T.NAGAR.CHENNAI-600 017,COMPRISED IN T.S.NOS.5075/1,5076/4,5074/1 Pt & 2, BLOCK NO.117 OF T.NAGAR VILLAGE, GUINDY TALUK, CHENNAI DISTRICT WITHIN GREATER CHENNAI CORPORATION LIMIT. PROJECT NAME: GRN's "SAMPOORNA KRISHNA" Measuring 1499.74.sq.mts area being developed by M/s. G.R.NATARAJAN & CO .

Sir,

I, V.SRINIVASAN, AIIA, have undertaken the assignment as Architect for certifying the completion of Construction Work of Building/Block/Tower of the Building situated on the GRN's "SAMPOORNA KRISHNA" of the building comprising of STILT + 5 FLOORS RESIDENTIAL BUILDING WITH AVAILING PREMIUM FSI 10 DWELLING UNITS AT PLOT NO.B , NEW NO.27PART & 28,OLD DOOR NO.13PART & 12A, ,YOGAMBAL STREET,T.NAGAR.CHENNAI-600 017,COMPRISED IN T.S.NOS.5075/1,5076/4,5074/1 Pt & 2, BLOCK NO.117 OF T.NAGAR VILLAGE, GUINDY TALUK, CHENNAI DISTRICT WITHIN GREATER CHENNAI CORPORATION LIMIT.

Measuring 1499.74 sq.mts. area, being developed by M/S. G.R.NATARAJAN & Co

V. Srinivasan

-2-

V. SRINIVASAN, AIIA,
Registered Architect-CA/96/19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
2B, K.L. Apartment, J-68, 6th Street, Anna Nagar East,
Chennai - 600 102. Ph: 044-42172501.

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

-2-

2. Following technical professionals have been appointed by Promoter:

- (i) **M/s SRINIVASA & ASSOCIATES,** as Architect
- (ii) **MR.C.KANNAN, ME, STRUCTURAL** as Structural Consultant
- (iii) **Thiru R.KUMAR.** as Site Supervisor of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge,

I/We, hereby certify that Building the GRN's "SAMPOORNA KRISHNA" of the building comprising of **STILT + 5 FLOORS RESIDENTIAL BUILDING WITH AVAILING PREMIUM FSI 10 DWELLING UNITS AT PLOT NO.B , NEW NO.27PART & 28, OLD DOOR NO.13PART & 12A, , YOGAMBAL STREET, T.NAGAR. CHENNAI-600 017, COMPRISED IN T.S.NOS.5075/1, 5076/4, 5074/1 Pt & 2, BLOCK NO.117 OF T.NAGAR VILLAGE, GUINDY TALUK, CHENNAI DISTRICT WITHIN GREATER CHENNAI CORPORATION LIMIT** of the Building has been completed in all aspects as per the planning permission issued by the CMDA and building permission issued by the local body concerned. The Building GRN's "SAMPOORNA KRISHNA" of the Building is granted Completion Certificate bearing number : **EC/CENTRAL-II/28/2024** dated 06.02.2024 by **CMDA**.

Yours Faithfully,



Signature & Name

(IN BLOCK LETTERS) of Architect with (CA No.....)

V. SRINIVASAN, AIIA,
Registered Architect-CA/96/19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
2B, K.L. Apartment, J-68, 6th Street, Anna Nagar East,
Chennai - 600 102. Ph: 044-42172501.

C.KANNAN, M.E. (Structure)
STRUCTURAL ENGINEER

Door .21, plot No. 257- W, Flat No. 2B
"Utopia Apartments" 2nd Floor,
4th Main Road, Indira Nagar,
Chennai- 600 020
Mobile: 9841249815
Email: kannankds2007@gmail.com

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

Date: **28.03.2025**

I, **C.KANNAN**, have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower GRN's "**SAMPOORNA KRISHNA**" of the building comprising of **STILT + 5 FLOORS RESIDENTIAL BUILDING WITH AVAILING PREMIUM FSI 10 DWELLING UNITS AT PLOT NO.B , NEW NO.27PART & 28, OLD DOOR NO.13PART & 12A, ,YOGAMBAL STREET,T.NAGAR.CHENNAI-600 017, COMPRISED IN T.S.NOS.5075/1,5076/4,5074/1 Pt & 2, BLOCK NO.117 OF T.NAGAR VILLAGE, GUINDY TALUK, CHENNAI DISTRICT WITHIN GREATER CHENNAI CORPORATION LIMIT.**

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.

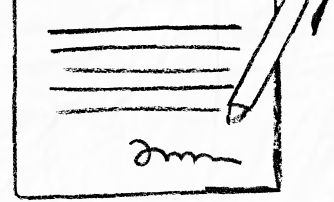
Yours faithfully,

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,

Signature, No: SE/I/2024/2/0047

Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

Name and Seal of the Registered Structural Engineer



our services doesn't just end there



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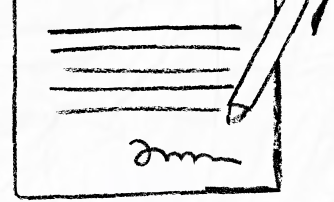
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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OMR Thoraipakkam,
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