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Project - Quarterly Progress Report

Promoter's Name	:	VIBRANT OFFICES AND HOMES LLP
Project Name	:	ISHANA
Project Registration No	:	No.TN/29/Building/0326/2022 dated 01.09.22
Quarter Ending	:	DECEMBER - 2023

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)	5	5357 Sq.ft (Carpet Area)
2.	Parking Lots	10	
3.	UDS Registered in Sq.mtr	3	154.11Sq.mtr (1658.97 Sq.ft)

B. Construction

Stilt + 5 floors = 28 flats

Sl. No.	Description	Block.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 BLOCK	1 st to 5 th Floor Civil Work Completed. Painting Work in progress, False Ceiling Work in progress
2.	Status of common Amenities for each Block/Tower, Item wise	-----	-----

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	98%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	100%

C. Details of Clearances

1. Completion Certificate No. (only CC No. in Text Format) - **NIL**
2. Compliance Report, if any (Kindly Specify) (in PDF Format) - **NIL**
3. Annual Audit Report of Special Account in Form 7 (in PDF Format) – **Attached**

NORTH SIDE ELEVATION.

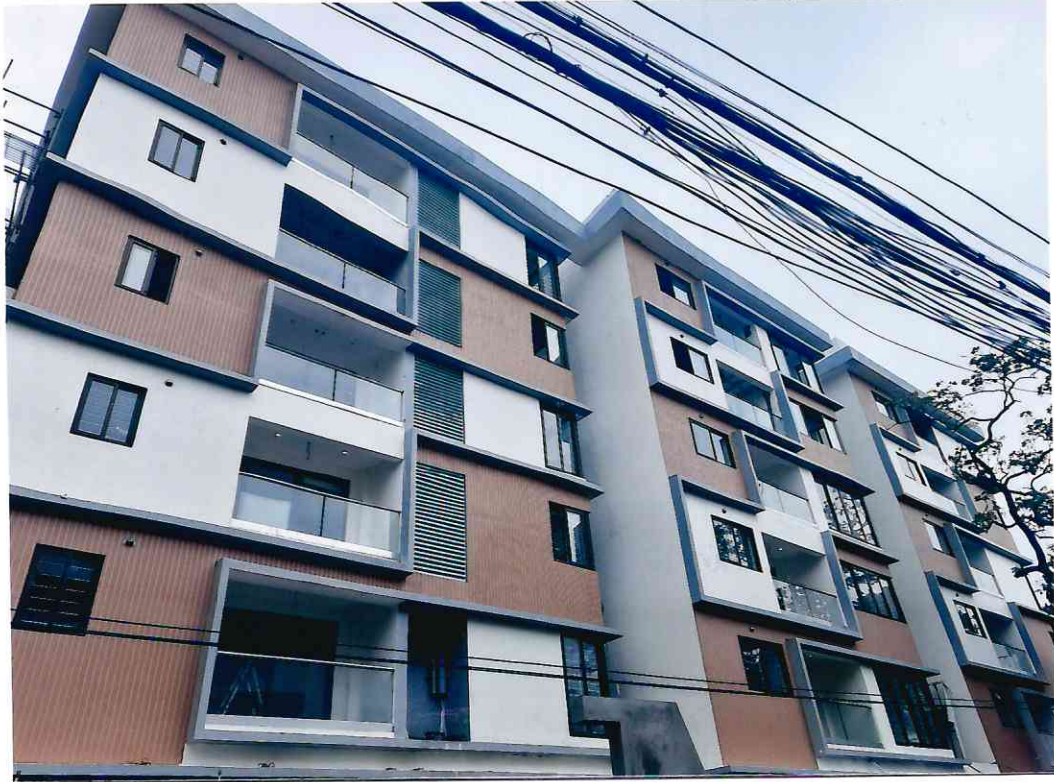


SOUTH SIDE ELEVATION.



EAST SIDE ELEVATION

9



WEST SIDE ELEVATION



KITCHEN

11

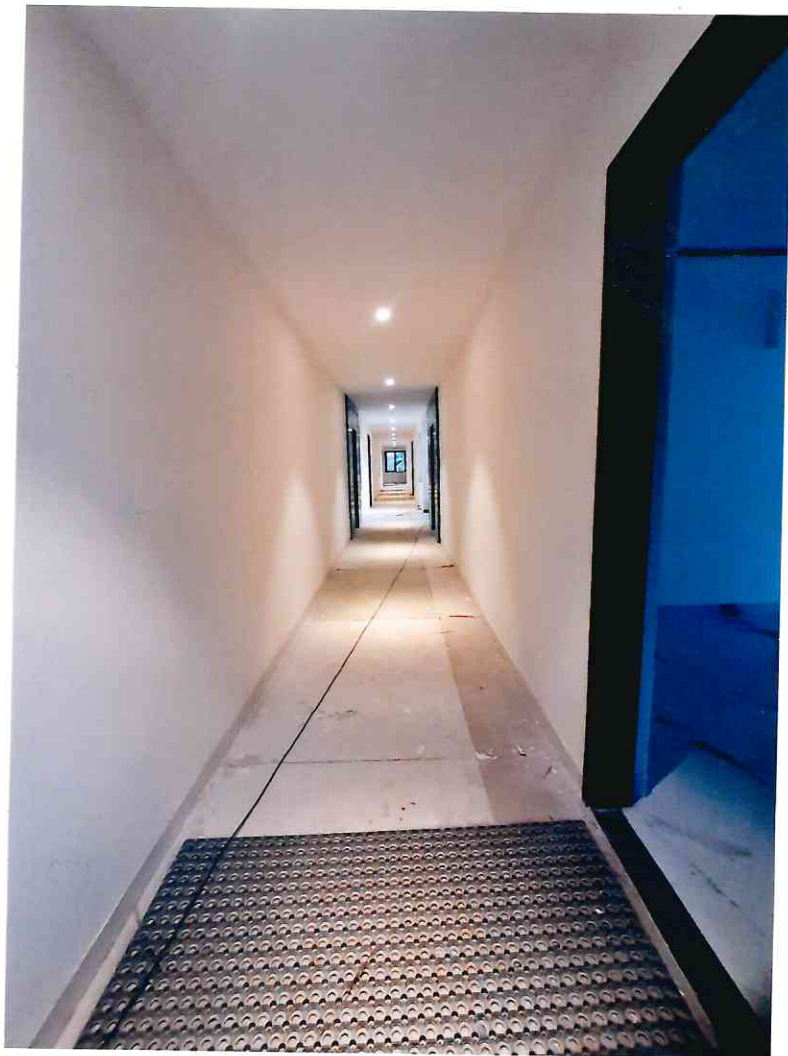


TOILET



STAIRCASE HANDRAIL

13



LOBBY.

JACK PARK BASEMENT LEVEL



JACK PARK - STILT FLOOR LEVEL

SOLAR PANEL.



LIFT MACHINE ROOM / OHT



OVER HEAD ROOM - TOP VIEW.

19



RAIN WATER HARVESTING.



TERRACE FLOOR LEVEL



28



ASSOCIATION ROOM



INDOOR - GAMES

85



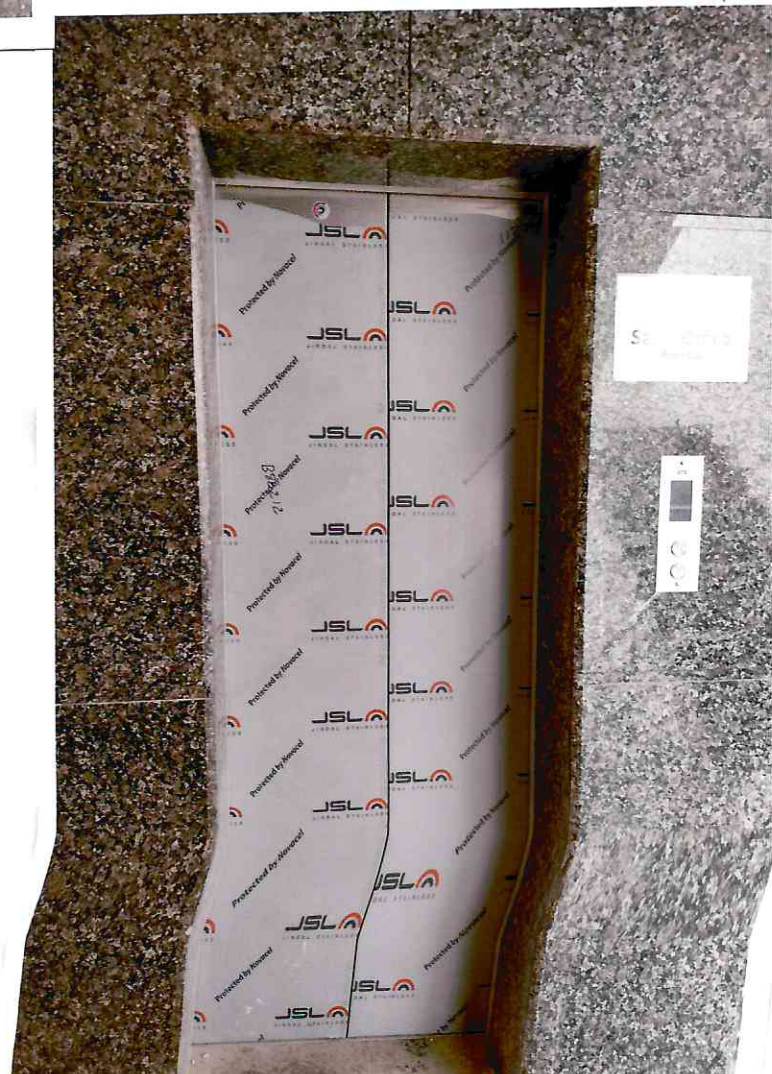
CARE TAKER ROOM.



LIFT - SERVICE



LIFT - PASSENGER





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கலைஞர்
100
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/0569/2023

Dated: 08.02.2024

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Basement Floor + Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 28 dwelling units availing Premium FSI of Old Door No.45, 45/1 & 45/2, New Door No.54, 54/1 & 54/2, Kalakshethra Road & Valmigi Street, Thiruvannmiyur, Chennai - 600 041 comprised in Old S.No.116/1B1C, 1B1D & 2C2, T.S.No.23/1, 2 & 3, Block No.28 of Thiruvannmiyur 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 Planning Permission No.PP/NHRB/205/2022 Dated 05.07.2022 Permit No.14882 in letter No. PP/NHRB/S(B2)/0205/2022 Dated 05.07.2022.
 3. TNRERA letter No. TNRERA/12250/2022 dated 01.09.2022 with Registration No. TN/29/Building/0326/2022 dated 01.09.2022.
 4. Completion Certificate Application received from M/s. Vibrant Offices and Homes LLP, GPA vide No. CMDA/CC/NHRB/S/0569/2023 dated 30.12.2023.
 5. This office DC Advice letter even No. dated 02.02.2024.
 6. Applicant letter dated 05.02.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024828 dated 05.02.2024.

This is to certify that M/s. Vibrant Offices and Homes LLP, GPA has completed the construction of Basement Floor + Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 28 dwelling units availing Premium FSI of Old Door No.45, 45/1 & 45/2, New Door No.54, 54/1 & 54/2, Kalakshethra Road & Valmigi Street, Thiruvannmiyur, Chennai - 600 041 comprised in Old S.No.116/1B1C, 1B1D & 2C2, T.S.No.23/1, 2 & 3, Block No.28 of Thiruvannmiyur Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded 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 Rule 20(6) Annexure XXIII of TNCDBR, 2019.

p.t.o

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/034/2024 dated 08.02.2024.

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 Rule 20 (6) Annexure - XXIII of TNCDBR, 2019 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.12).

Yours faithfully,


08/02/2024
for MEMBER-SECRETARY
08/02/24

Copy to:

1. M/s. Vibrant Offices and Homes LLP, GPA
B-5, 1st Floor, P.A.Towers,
No.869, Poonamallee High Road,
Kilpauk, Chennai – 600 010.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/12250/2022 dated 01.09.2022
with Registration No.
TN/29/Building/0326/2022 dated
01.09.2022 for the project under
reference valid till 31.12.2024)
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. B0021655 dated 28.06.2022 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 applicants are to be furnished.

Architects & Interior Designers

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

15.02.2024

To

M/S VIBRANT OFFICES & HOMES LLP

B-5, 1st Floor, P.A.Towers, No 869,
Poonamallee High Road, Kilpauk,
Chennai - 600 010.

Subject : Certificate of Completed Construction Work of Basement Floor (Parking) + Stilt Floor (Parking) + 4 Floors + 5th Floor part Residential Building (Availing Premium FSI) of the Project name " **ISHANA** " 28 Dwelling Units with Indoor Games and Association Room at New Door No. 54, 54 / 1 and 54 / 2 (Old Door No.45, 45 / 1 and 45 / 2), Kalashethra Road & Valmigi Street, Thiruvanmiyur, Chennai – 600 041 Comprised In the Old Survey No.116/1B1C, 1B1D, 2C2 and T.S.No. 23/1, 2 and 3, Block No.28 of Thiruvanmiyur Village, No./Plot no./Door No. demarcated by its boundaries (latitude and longitude of the endpoints) 12°59'23.8" to the North West 12°59'23.4" to the North East 12°59'22.1" to the South East 12°59'22.1" to the South West of Velachery Taluk, Greater Chennai Corporation. (Zone – XIII, Division – 181). Measuring 1410.25 sq.mts area being developed by **M/S VIBRANT OFFICES & HOMES LLP**.

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Basement Floor (Parking) + Stilt Floor (Parking) + 4 Floors + 5th Floor part Residential Building 28 Dwelling Units with Indoor Games and Association Room situated at New Door No. 54, 54 / 1 and 54 / 2 (Old Door No.45, 45 / 1 and 45 / 2), Kalashethra Road, Thiruvanmiyur, Chennai – 600 041.

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

(i) M/s/Thiru/Tmt. **SIVA.ANBARASAN** as Architect/Engineer

(ii) M/s/Thiru/Tmt. **N.CHANDHRU** as Structural Engineer

(iii) M/s/Thiru/Tmt. **D&R ASSOCIATES**, as MEP Consultant

(iv) M/s/Thiru/Tmt. **M. BALAKRISHNAN** as Site Supervisor/Clerk of Works

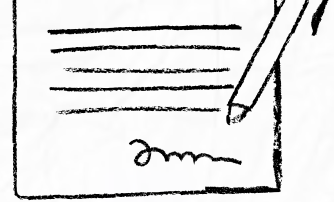
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Basement Floor (Parking) + Stilt Floor (Parking) + 4 Floors + 5th Floor part Residential Building 28 Dwelling Units with Indoor Games and Association Room has been completed in all aspects. The Residential Building "ISHANA" is granted Completion Certificate bearing number CMDA / CC / NHRB / S / 0569 / 2023. Dated - 08.02.2024 by (competent Authority) .

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No.....)

SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.,
Regd. Architect, CA/87/10769
RA/Gr-I/19/08/037, RA100852019
ANBU & FAIZAL
S3, II Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph:28554262, 28410888
☎: 98401 09197, ✉: anbu.faizal@gmail.com





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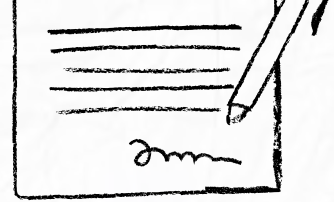
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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