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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	VGK BUILDERS PVT LTD
Project Name	:	VGK UNITY KINGDOM
Project Registration No.	:	TN/29/Building/329/2022
Project Registration Date	:	02.09.2022
Project Completion Date	:	16.05.2024
Quarter Ending	:	MARCH 2025

RERA Separate Bank A/c Details

Bank Name	:	STATE BANK OF INDIA
Bank Branch	:	WEST TAMBARAM
Bank A/c No.	:	41287670245

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	17,39,93,286/-
Amount withdrawn from the RERA A/c from the date of opening	:	17,39,93,286/-
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	23 Nos.	2474.1
	b) UDS Registered	23 Nos.	849.11

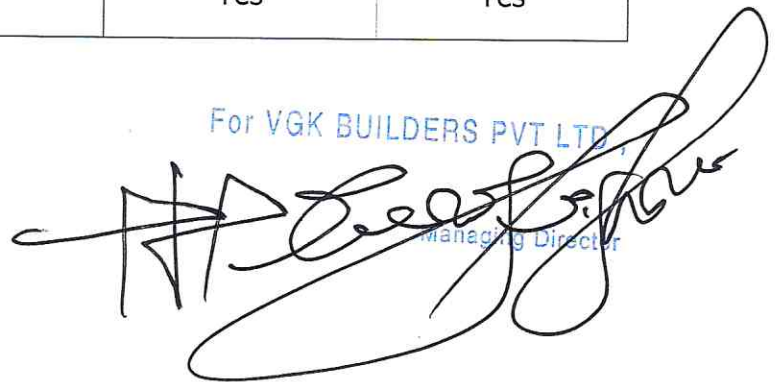
For VGK BUILDERS PVT LTD

 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.	101	Yes	Yes
2.	102	Yes	Yes
3.	103	Yes	Yes
4.	104	No	No
5.	105	No	No
6.	106	No	No
7.	107	No	No
8.	108	Yes	Yes
9.	109	No	No
10.	201	Yes	Yes
11.	202	Yes	Yes
12.	203	Yes	Yes
13.	204	Yes	Yes
14.	205	No	No
15.	206	No	No
16.	207	No	No
17.	208	Yes	Yes
18.	209	Yes	Yes
19.	301	Yes	Yes
20.	302	Yes	Yes
21.	303	Yes	Yes
22.	304	Yes	Yes
23.	305	No	No
24.	306	Yes	Yes
25.	307	Yes	Yes

For VGK BUILDERS PVT LTD,



Managing Director

26.	308	Yes	Yes
27.	309	Yes	Yes
28.	401	Yes	Yes
29.	402	Yes	Yes
30.	403	Yes	Yes
31.	404	Yes	Yes
32.	405	Yes	Yes
33.	406	Yes	Yes
34.	407	Yes	Yes
35.	408	Yes	Yes
36.	409	Yes	Yes
37.	501	Yes	Yes
38.	502	Yes	Yes
39.	503	Yes	Yes
40.	504	No	No
41.	505	No	No
42.	506	Yes	Yes
43.	507	No	No
44.	509	No	No

For VGK BUILDERS PVT LTD.


Managing Director

B. Construction

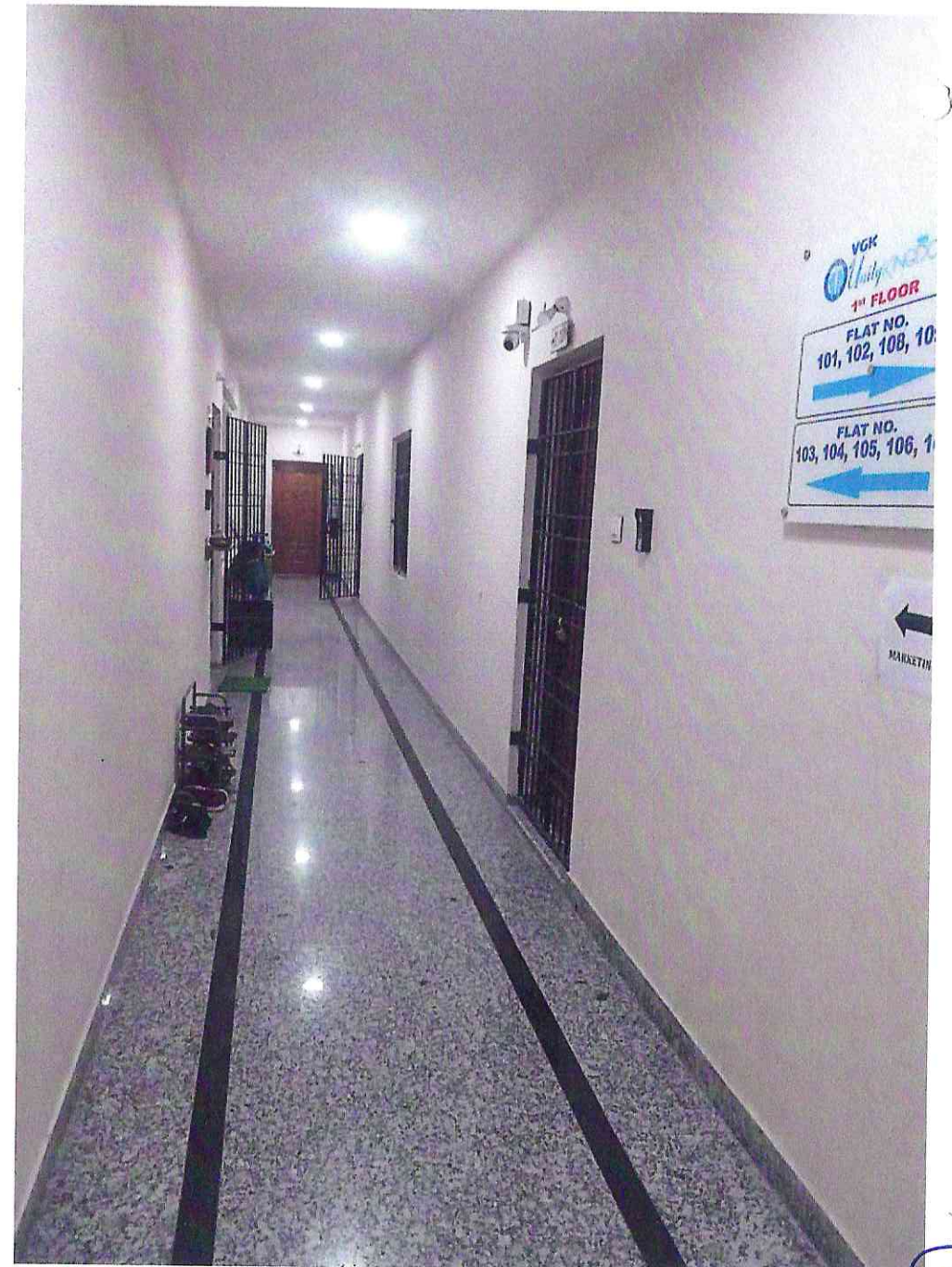
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single Block	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Gym	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Gym	100% Completed

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.1600 Lakhs
2.	Percentage of completion of Common Amenities i) Physical	100% Completed
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.15 Lakhs

For VGK BUILDERS PVT.LTD.

Managing Director







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,
St.Thomas Mount Panchayat Union,
Chitlapakkam, Chennai-600 064.

Letter No.CMDA/CC/NHRB/S/0451/2023

Dated:16.05.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 44 Dwelling Units (Affordable Housing) Gym at 5th floor Vengaivasal Main Road, Chennai Comprised in S.No.86/2B of Vengaivasal Village within the limits of St.Thomas Mount Panchayat Union – Applied for Completion Certificate – 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 vide No.PP/NHRB/138/2022/A&B in Planning Permit No.14815 in letter No.PP/NHRB/ S(B1)/0748/2021 dated 17.05.2022.
3. Online Completion Certificate Application received from Thiru.M.K.Vijaya Kumar dated 21.10.2023.
4. This office D.C.Letter even No.dated 09.05.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0025607 dated 10.05.2024.

This is to certify that Thiru.M.K.Vijaya Kumar has completed Construction of Stilt Floor + 5 Floors Residential Building with 44 Dwelling Units (Affordable Housing) Gym at 5th floor Vengaivasal Main Road, Chennai Comprised in S.No.86/2B of Vengaivasal Village within the limits of St.Thomas Mount Panchayat Union for which Planning Permission was 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 Annexure XXIII of TNCDBR, 2019.

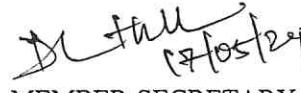
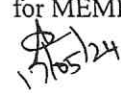
Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 170 / 2024, dated 16.05.2024.

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,


for MEMBER-SECRETARY


Copy to:

1. Thiru.M.K.Vijaya Kumar,
No.25, BR Complex 2nd Floor,
Duraishamy Reddy Street,
West Tambaram,
Chennai – 600 045.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Project Registration
Certificate of No. TN/29/Building
/329/2022 dated 02.09.2022 in the
Project name of "V.G.K. Unity
Kingdom" valid upto 16.05.2030.)
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for
Building, Septic Tank/STP and
Display Board)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).
For Web-hosting

Note:

- (i) The copy of CMDA's Cash Receipt No.CMDA/PP/Ch/ 07193/2022 dt.26.03.2022 for the payment of 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.

(9)

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

To

Date:

21/01/25

M/s. VGK Builders Private Limited
Rep by its Managing Director Mr.H.Manoj Krishnan
GPA of Thiru. M.K.Vijayakumar
No. 25, 2nd Floor, B.R.Complex, Durai Swami Reddy Street,
West Tambaram, Chennai – 600 045.

Subject: Certificate of Completion of Construction work of Residential building TNRERA Registration No. TN/29/Building/329/2022 dated on 02.09.2022 situated on the Stilt Floor + 5 Floors with 44 Dwelling Units (Affordable Housing cum GYM in 5th Floor) at Vengaivasal Main Road, Chennai Comprised in Survey No. 86/2B of Vengaivasal Village, St. Thomas Mount Panchayat Union, demarcated by its boundaries Latitude – 12°54'42.3"N Longitude – 80°10'07.3" E of Division Vengaivasal Village, St. Thomas Mount Panchayat Union, measuring 1618.73 Sq.m in land area being developed by M/s. VGK Builders Private Limited.,

Sir,

I, Mr. S Prakash have undertaken assignment as Registered Engineer of certifying completion of construction work of Residential building TNRERA Registration No. TN/29/Building/329/2022 dated on 02.09.2022 situated on the 86/2B of Vengaivasal Village, St. Thomas Mount Panchayat Union, demarcated by its boundaries Latitude – 12°54'42.3" N Longitude – 80°10'07.3" E of Division Vengaivasal Village, St. Thomas Mount Panchayat Union, measuring 1618.73 Sq.m in land area being developed by M/s. VGK Builders Private Limited.,

2. Following technical professionals are appointed by the Promoter:

- (i) Mr. S Prakash as Architect
- (ii) Mr. J Suresh as Structural Consultant
- (iii) Mr. R Dinesh 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 **"VGK UNITY KINGDOM"** building is granted completion certificated bearing number: EC/South – II/170/2024 dated 16.05.2024 by CMDA.

Yours Faithfully,


Er. PRAKASH SRINIVASAN
REGISTERED ENGINEER GRADE-II
CMDA Reg.No: RE/GR-II/2022/03/194

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with seal
No. 6/36B, Budhar Street,
Chennai - 600 050
Contact No: 9043049950
Email ID: prakashsrini1995@gmail.com

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FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER (To be furnished on completion of building)

I/We Universal Consultant have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower...VGK UNITY KINGDOM of the building comprising of Stilt Floor + 5 floors situated in the land bearing Survey Number/s 86 / 2B (part) /Door No. Vengaivasal Main Road , Vengaivasal Village.

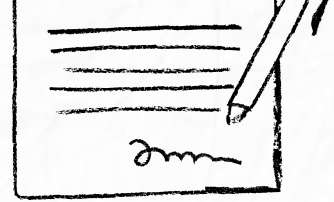
It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

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,


21.01.2025
Signature, Name and seal
of the Registered Structural Engineer
Dr. J. SURESH, M.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005





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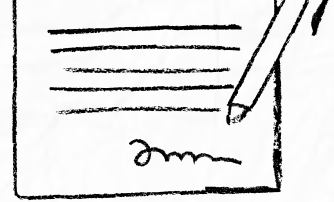
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Property Documentation & Workflow Tools

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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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