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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s. Sri Balaji Builders
Project Name	:	-
Project Registration No.	:	TN / 29 / Building / 0391 / 2022
Project Registration Date	:	06.10.2022
Project Completion Date	:	01.07.2023
Quarter Ending	:	September 2024

RERA Separate Bank A/c Details

Bank Name	:	Tamilnad Mercantile Bank Ltd
Bank Branch	:	T.T.K Road Branch
Bank A/c No.	:	1231 5005 0800 795

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.1,83,33,706/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.1,83,33,706/-
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	12	1164.99
	b) UDS Registered	12	464.52

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	F1, F2, F3, F4	Yes	Yes
2.	S1, S2, S3, S4	Yes	Yes
3.	C1, C2, C3, C4	Yes	Yes

B. Construction

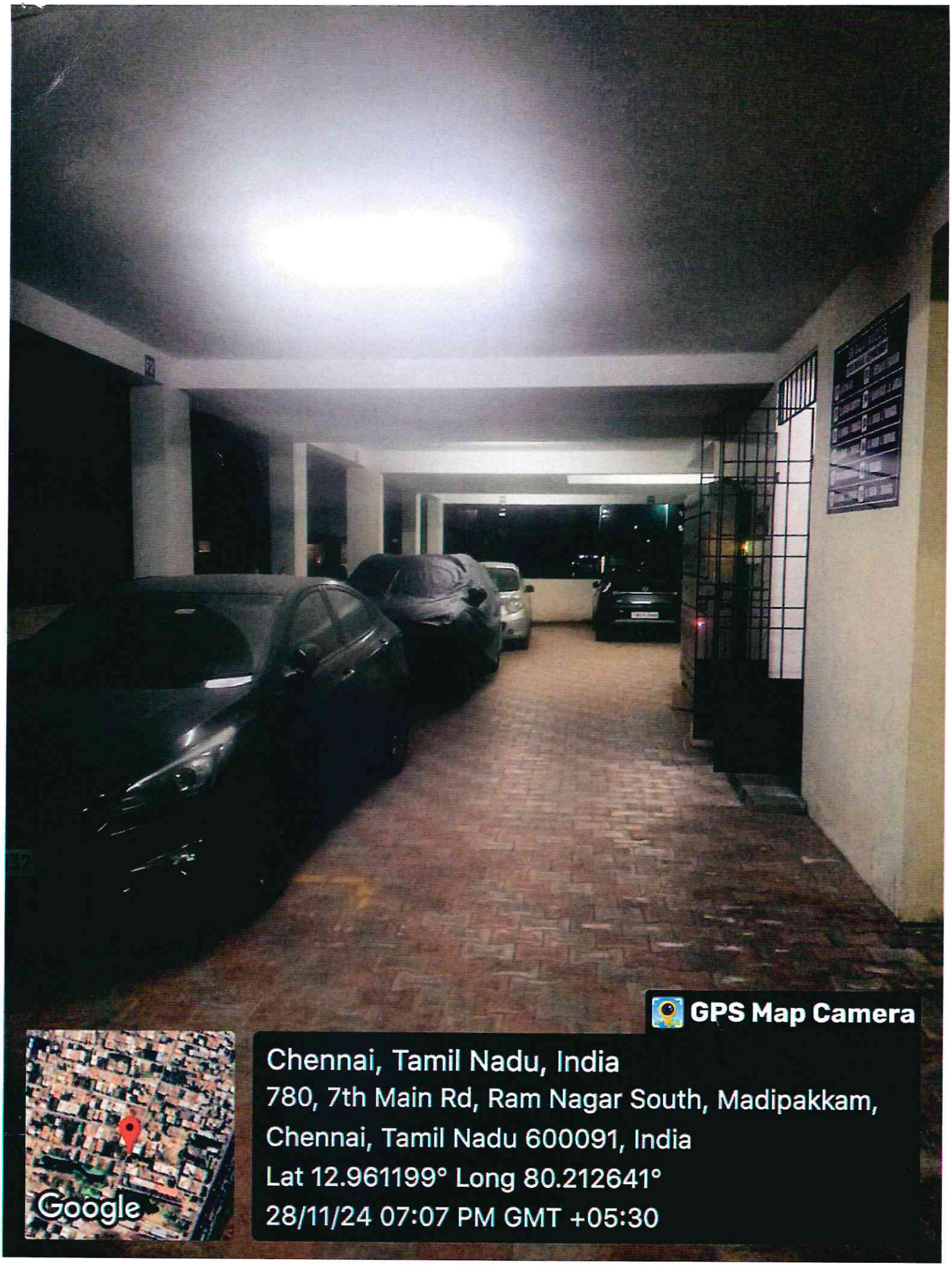
Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Block 1	100% Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement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

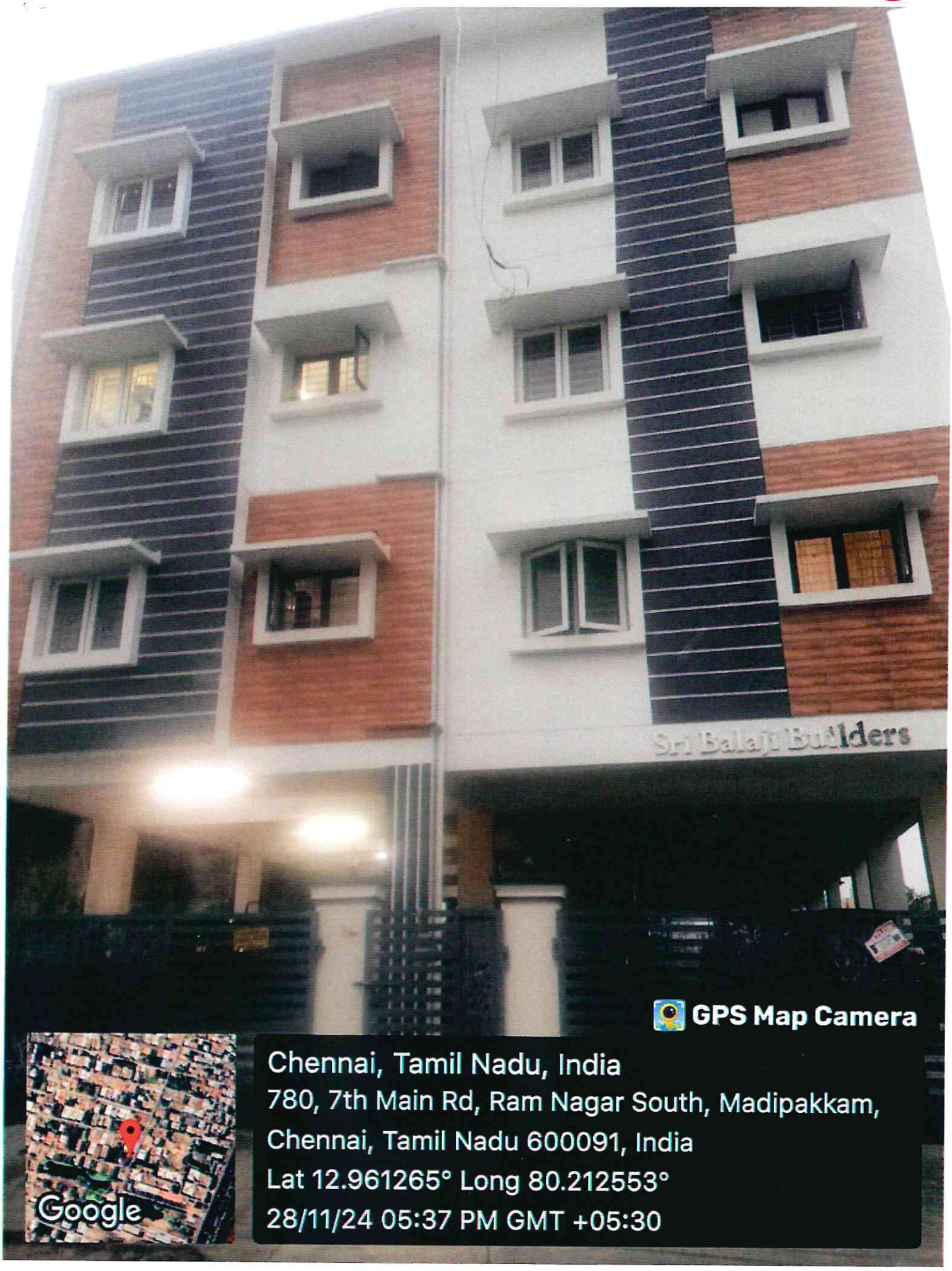
Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.2,00,00,000/-
2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

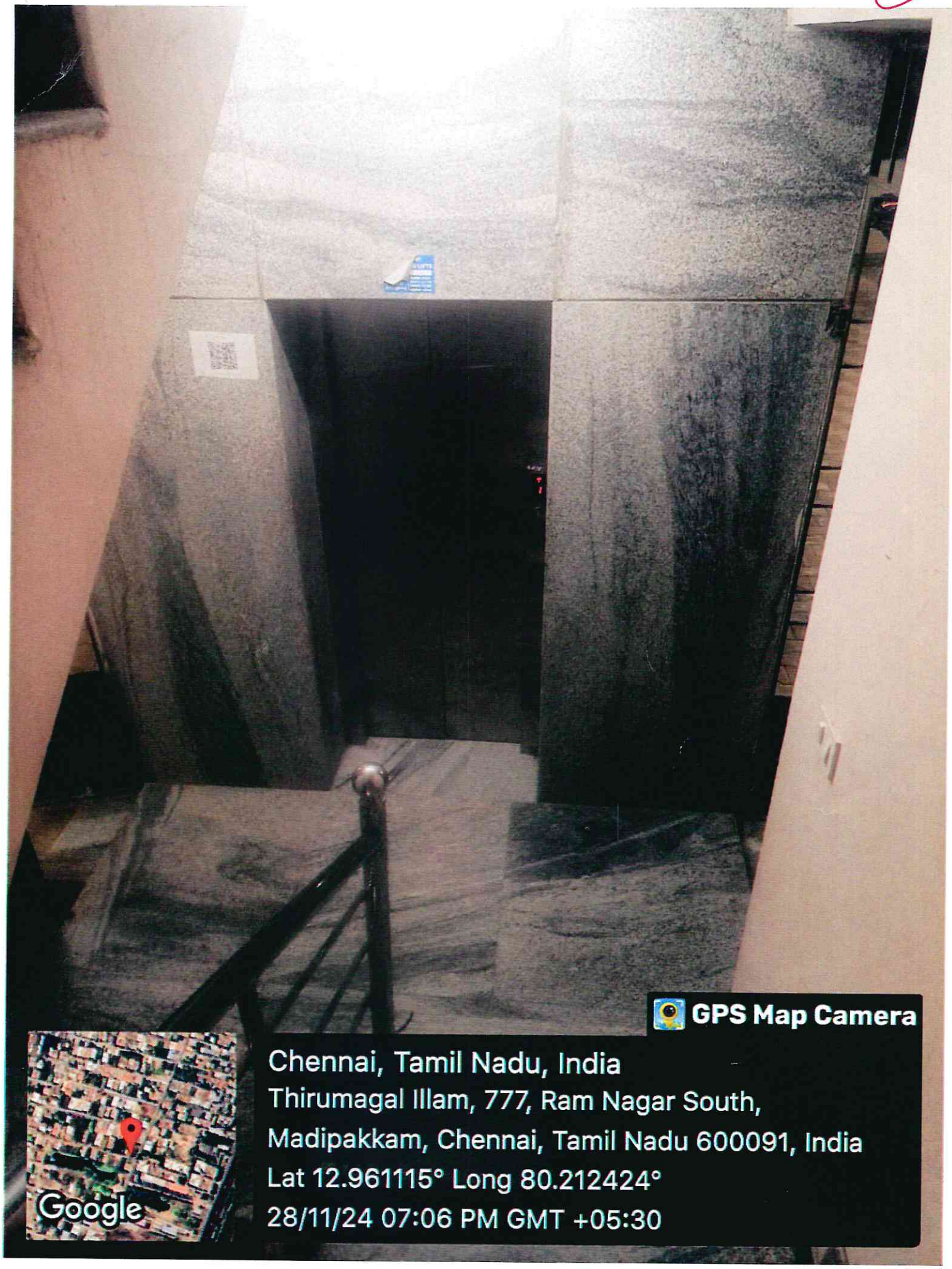
C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ---------- (in PDF Format)




GPS Map Camera
Chennai, Tamil Nadu, India
780, 7th Main Rd, Ram Nagar South,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.961265° Long 80.212553°
28/11/24 05:37 PM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
780, 7th Main Rd, Ram Nagar South, Madipakkam,
Chennai, Tamil Nadu 600091, India
Lat 12.961199° Long 80.212641°
28/11/24 07:07 PM GMT +05:30
Google


Sri Balaji Builders
GPS Map Camera
Google
Chennai, Tamil Nadu, India
780, 7th Main Rd, Ram Nagar South, Madipakkam,
Chennai, Tamil Nadu 600091, India
Lat 12.961265° Long 80.212553°
28/11/24 05:37 PM GMT +05:30


GPS Map Camera
Chennai, Tamil Nadu, India
Thirumagal Illam, 777, Ram Nagar South,
Madipakkam, Chennai, Tamil Nadu 600091, India
Lat 12.961115° Long 80.212424°
28/11/24 07:06 PM GMT +05:30
Google

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பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

Zonal Office -Perungudi

Completion Certificate

From		To
The Zonal Officer, Greater Chennai Corporation, No.6/64, Puzhuthivakkam Main Road, Chennai - 600091	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/00965/2023

Dated: 29/06/2023

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Door No:-,Plot No:777, 779, 781- A, Survey No:115/65, RAM NAGAR SOUTH 7TH MAIN ROAD,RAM NAGAR,MADIPAKKAM,Madipakkam, Chennai, 600091 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN14/01981/2021 and BA/WDCN14/02938/2021 dated : 03/03/2021

2.Completion Certificate Application online registration :CC/WDCN14/00880/2023 dated :29/06/2023

3.This office letter vide No:CC/WDCN14/00880/2023 dated 29/06/2023

4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2023-24/07261

(1) This is to certify that Thiru. MS:SRI BALAJI BUILDERS REP BY S.BANUMATHY GPA FOR R.SRIDHARAN has completed the construction of Residential / Commercial building at Door No:-,Plot No:777, 779, 781- A, Survey No:115/65, RAM NAGAR SOUTH 7TH MAIN ROAD,RAM NAGAR,MADIPAKKAM,Madipakkam, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/01981/2021 and Building Permit No:BA/WDCN14/02938/2021 dated: 03/03/2021. The building 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.

(2). Accordingly Completion Certificate is issued for the above construction in CC/WDCN14/00965/2023 Dated:12/07/2023

(3). The completion certificate is issued in accordance with the provisions of the Town and Country Planning Act, 1971 and rules made there under.This provison does not cover Structural Stabilty aspect of the building. As far as the structural stabilty, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Registered Architect / Registered Engineer who has signed in the plan to ensure the safety after Construction and also for its continued Structural of the buildings.

Digitally Signed by Murugan H
Date: 14-Jul-2023 (19:39:25)

Zonal Officer-Perungudi
Greater Chennai Corporation

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FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

Date : 24th December'2024

To

M/s.Sri Balaji Builders

No.5, Lake Front Residency Apartments,

A5, 1st Cross Street, Vijayalakshmi Nagar

Velachery, Chennai – 600 125

Subject: Certificate of Completion of Construction Work of **Stilt + 3Floor Residential Building/ ONE** Block of the Building of the Project (TNRERA Registration Number **TN/29/Building/0391/2022 dated 06/10/2022**) Situated on the **Plot Nos.777, 779,781-A, Ram Nagar South, 7th Main Road, Madipakkam, Chennai – 600 091, Comprised in** Old S.No.115, New S.No.115/65 of Madipakkam Village, Sholinganallur Taluk, Chennai District, measuring **1269.92** sq.mts area being developed by M/s.**Sri Balaji Builders.**

Sir,

I **N.DINESHKUMAR** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Stilt + 3Floor Residential Building/ONE Block of the Building of the Project TNRERA Registration Number TN/29/Building/0391/2022 dated 06/10/2022 situated on the Plot Nos.777,779, 781-A, Ram Nagar South, 7th Main Road Madipakkam, Chennai – 600 091 Comprised in Old S.No.115, New S.No.115/65 of Madipakkam Village, Sholinganallur Taluk, Chennai District measuring 1269.92 sq.mts. area being Developed by M/s.Sri Balaji Builders.

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

(i) M/s.Thiru/Tmt N.DINESHKUMAR as Architect/Engineer
(ii) M/s.Thiru/Tmt R.MANIKANDAN as Structural Consultant
(iii) M/s.Thiru/Tmt as MEP Consultant
(iv) M/s.Thiru/Tmt M/s. Sri Balaji Builders as Site Supervisor/Clerk 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 Stilt + 3Floor Residential Building/ ONE Block of the Building has been completed in all aspects as as per the planning Permission issued by the competent authority and building permission issued By the local body concerned. The Stilt + 3 Floor Residential Building/Block of Building is granted Completion Certificate bearing number CC/WDCN14/00880/ 2023 dated 14/07/2023 by Greater Chennai Corporation Zonal Office – Puzhuthivakkam.

Yours Faithfully,

N. Dhe

Signature & Name (IN BLOCK LETTERS) of Architect with (CA No.....)

N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer 200602024 Gr-II
Greater Chennai Corporation
G1-Plot No.43, Raghaa Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram, Puzhuthivakkam,
Chennai - 600 091.Mobile: 9551213123

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FORM-4B

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

Dt. 26-11-2024

I/We R. MANIKANDAN have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower -01- of the building comprising of STILT + 3 floors situated in the land bearing Survey Number/s 115/65. /Door No. 115, New No:115/65, MADIPAKKAM 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.

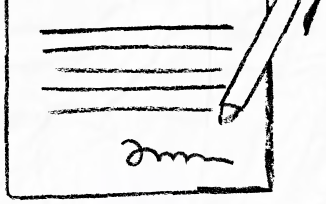
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and seal
of the Registered Structural Engineer

R. Manikandan

R. MANIKANDAN, M.Tech,(Structures)
Registered Structural Engineer Grade-I
SE/GR-I/19/06/154(CMDA), RSE 100692019 (GCC)
AURA ENGINEERING CONSULTANTS
13/27, 67th Street, R.V. Nagar,
Ashok Nagar, Chennai - 600 083.
Ph: 044-48597100 Cell: 9790751378



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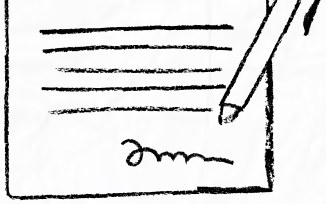
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Ownership, Compliance & Legal Verification

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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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