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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	KRIYA INFRASTRUCTURE PVT LTD
Project Name	:	SANLALP
Project Registration No.	:	TN/29/Building/0434/2022
Project Registration Date	:	26.10.2022
Project Completion Date	:	31.12.2024
Quarter Ending	:	Dec 2024

RERA Separate Bank A/c Details

Bank Name	:	HDFC
Bank Branch	:	Mylapore
Bank A/c No.	:	50200071679893

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs.5,83,69,757/-
Amount withdrawn from the RERA A/c from the date of opening	:	Rs.5,83,10,927/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Attached



Sales

Sl. No.	Description	Cumulative No. 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	8	816.52 SQ. M.
	b) UDS Registered	7	389.86 SQ. M.

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	101 – First Floor	Yes	Yes
2.	102 – First Floor	Yes	Yes
3.	201 – Second Floor	Yes	Yes
4.	202 – Second Floor	Yes	Yes
5.	301 – Third Floor	Yes	Yes
6.	302 – Third Floor	Yes	Yes
7.	401 – Fourth Floor	Yes	Yes
8.	402 – Fourth Floor	Yes	No

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	100%
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 ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 5,48,00,000/-
2.	Percentage of completion of Common Amenities i) Physical 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)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

T. Chitra











3

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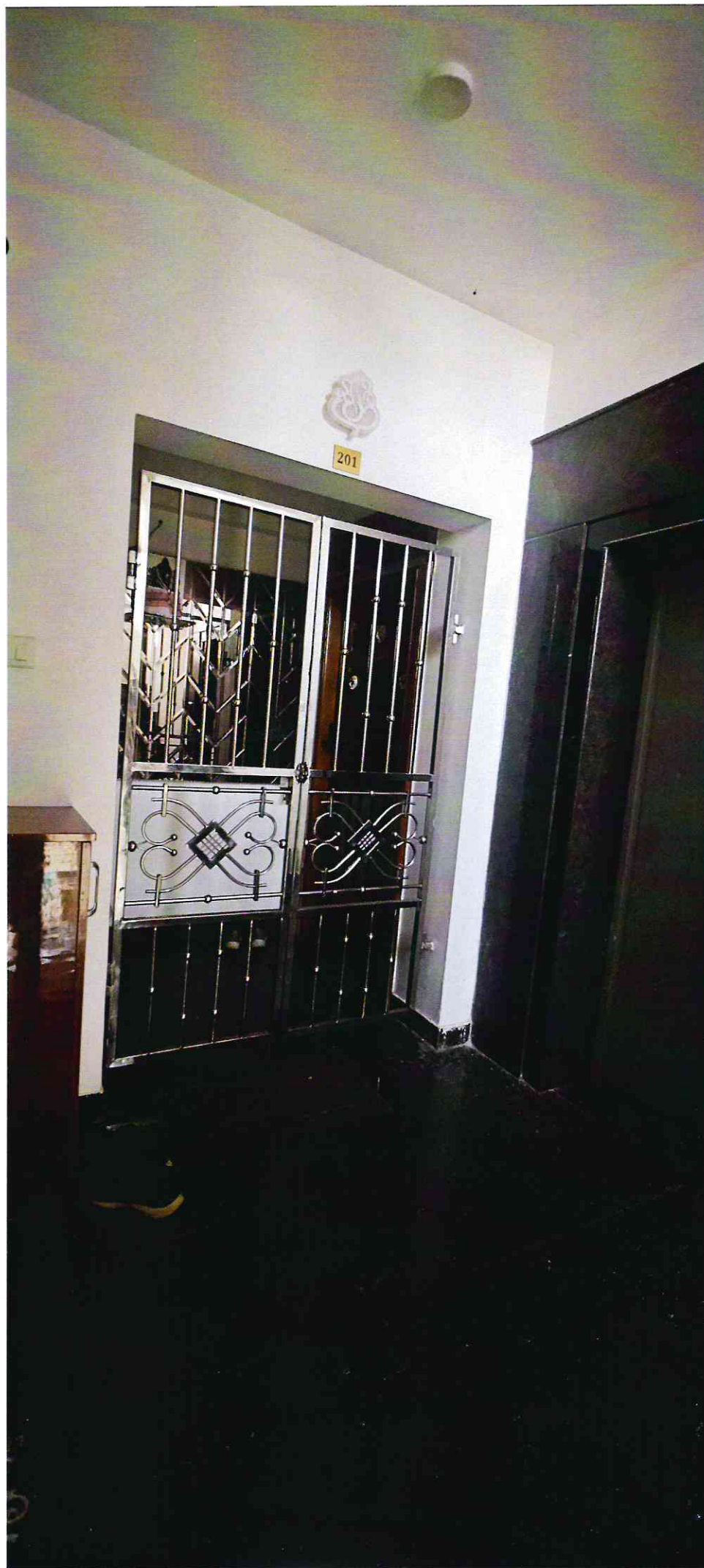
93



51



96







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



77

5-60-60-5/1
100 BY RPAD
1924 - 2023

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/S/0431/2024

Dated:06.01.2025

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-II) - Completed Construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units, at Old Door No.6, New Door No.97, Lakshman Nagar 2nd Cross Street & CBI Colony Main Road, Perungudi, Chennai - 600 096 Comprised in S.No.225/195A of Perungudi Village, Within the Limits 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/119/2022 in Planning Permit No. 14796 in letter No. PP/NHRB/S(B1)/0658/2021 dated 25.04.2022.
3. Completion Certificate Application received from M/s.Kriya Infrastructure Pvt. Limited dated 08.10.2024.
4. This office D.C.Letter even No.dated 05.12.2024.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026347 dated 06.12.2024 with enclosures.

This is to certify that M/s.Kriya Infrastructure Pvt. Ltd has Completed Construction of Stilt Floor + 4 Floors Residential Building with 8 Dwelling Units, at Old Door No.6, New Door No.97, Lakshman Nagar 2nd Cross Street & CBI Colony Main Road, Perungudi, Chennai - 600 096 Comprised in S.No.225/195A of Perungudi Village, Within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

CMDA/CC/NHRB/S/0431/2024

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 001 / 2024, dated 06.01.2025.

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 have signed the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the 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. M/s.Kriya Infrastructure Pvt. Ltd.,
New No.27, Old No.14, Bawa Road,
Alwarpet, Chennai - 600 018.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

(TNRERA Project Registration Certificate of No.TN/29/Building/0434/2022 dt.26.10.2022 in the Project name of "SANKALP" in file No.TNRERA/14354/2022 valid till 30.04.2024. TNRERA Certificate for Extension of Registration of Project Form-F, In letter No.TNRERA/A2/3130/2024, dt.10.09.2024 in the name of Applicant M/s.Kriya Infrastructure Pvt. Ltd., valid period from 01.08.2024 to 31.01.2025)

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 (For Web-hosting)
(to update Webpage).

Note:

(i) The copy of CMDA's Cash Receipt No.CMDA/PP/Ch/7296/2022 dt.12.04.2022 for the payment of the Security Deposit has been surrendered for refund by the applicant.

(ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

FORM-4A
ARCHITECT'S CERTIFICATE

Date: 28-01-2025

To
M/s. Kriya Infrastructure Pvt., Ltd.,

Subject: Completion of Construction Work of "SANKALP" Project - Stilt Floor + 4 Floors residential building with 8 dwelling units at Old Door No: 06, New Door No: 97, Lakshman Nagar 2nd Cross street and CBI Colony Main Road, Perungudi, Chennai comprised in S.No: 225/195A of Perungudi Village, Sholinganallur Taluk, Chennai District measuring an extent of 4735 Sq.Ft area being developed by M/s. Kriya Infrastructure Pvt., Ltd.

Reference: TN Rera Regn No: TN/29/Building/0434/2022 Dated 26.10.2022 & Lr.No. TNRERA /A2/2377/2024 Dated 19.06.2024

Dear Sir/Madam,

I, **Tmt. SHARMILA SANJAY** has undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of above referenced and subjected project - **"SANKALP"** - Stilt Floor + 4 Floors residential building with 8 dwelling units at Old Door No: 06, New Door No: 97, Lakshman Nagar 2nd Cross street and CBI Colony Main Road, Perungudi, Chennai comprised in S.No: 225/195A of Perungudi Village, Sholinganallur Taluk, then Kancheepuram District, Now Chennai District measuring an extent of 4735 Sq.Ft area being developed by M/s. Kriya Infrastructure Pvt., Ltd.,

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

- (i) **Tmt. SHARMILA SANJAY** as Architect/Engineer
- (ii) **Thiru. R. DEENAGOPALAN** as Structural Consultant
- (iii) **Thiru. T.PERARASAN.** as Site Supervisor/Clerk of Works

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 **"SANKALP"** project 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 **"SANKALP"** project is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0431/2024** dated **06.01.2025** by The Member Secretary (Competent Authority)

Yours Faithfully,



Signature
Sharmila Sanjay B Arch
RA/GR.1/19/03/114 (CMDA)
Cheralathan Associate
13 Santhi Enclave, 25, Venkatakrishna Road,
R.A. Puram, Chennai - 600 028
sharmila.carch@gmail.com / Mobile : 9441012773



**CHERALATHAN
ASSOCIATES**

Architecture Interiors Landscape

Flat No. 13, Shanti Enclave,
Old No. 25, New No. 71,
Venkatakrishna Road,
R. A. Puram,
Chennai 600 028 TN India

T + 91 44 2495 7991 / 93
F + 91 44 2461 6398
E1 admin.ca@carch.in
E2 carch@carch.in

Date: 28-01-2025

FORM-4B
**STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL
ENGINEER**

Subject: Completion of Construction Work of "SANKALP" Project - Stilt Floor + 4 Floors residential building with 8 dwelling units at Old Door No: 06, New Door No: 97, Lakshman Nagar 2nd Cross street and CBI Colony Main Road, Perungudi, Chennai comprised in S.No: 225/195A of Perungudi Village, Sholinganallur Taluk, Chennai District measuring an extent of 4735 Sq.Ft area being developed by M/s. Kriya Infrastructure Pvt., Ltd.

**Reference: TN Rera Regn No: TN/29/Building/0434/2022 Dated 26.10.2022 &
Lr. No. TNRERA /A2/2377/2024 Dated 19.06. 2024**

I, Thiru.R. DEENAGOPALAN has undertaken assignment as Structural Engineer for the detailed design and construction of the above referenced project "SANKALP" - Stilt Floor + 4 Floors residential building with 8 dwelling units at Old Door No: 06, New Door No: 97, Lakshman Nagar 2nd Cross street and CBI Colony Main Road, Perungudi, Chennai comprised in S.No: 225/195A of Perungudi Village, Sholinganallur Taluk, Chennai District measuring an extent of 4735 Sq.Ft area being developed "SANKALP" by M/s. Kriya Infrastructure Pvt., Ltd.,

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.

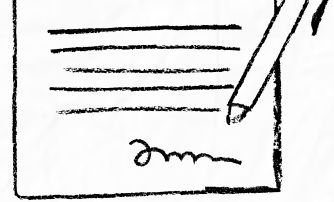
Yours faithfully,



Signature, Name and seal

of the Registered Structural Engineer

R. DEENAGOPALAN B.E., Civil
SE/GR-II/19/04/045 (CMDA)
Cheralathan Associates
13 Shanti Enclave, 25 Venkatakrishna Road,
R.A. Puram, Chennai - 600 028.
structural@carch.in
Mob: 97203611053



our services doesn't just end there



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Legal & Documentation Services

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Property Development & Approvals

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



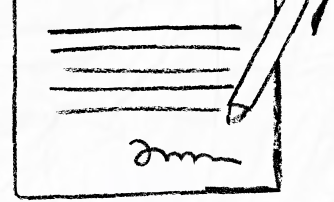
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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



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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Chennai, India

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