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G.VINAYAGAR

Flat no:2 ,first floor ,shanmuga bhavanam flats , poes garden , 21/19 Binny
road ,Chennai -86



Project - Quarterly Progress Report

Date:

Promoter's Name	:	G.VINAYAGAR
Project Name	:	VINAYAGAR
Project Registration No	:	TN/29/Building/0101/2023
Quarter Ending	:	JUNE 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	/Flats Booked size wise (As given in Carpet Area Statement while registering)(only Advance received)	5	333.39
2.	Parking Lots	5	
3.	UDS Registered in Sq.m.		NIL

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction Block/, Floor wise	1 Block	Completed
2.	Status of common Amenities for this Block/, Item wise		N.A

37

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net project cost in lakhs)	176 lakhs

C. Details of Clearances

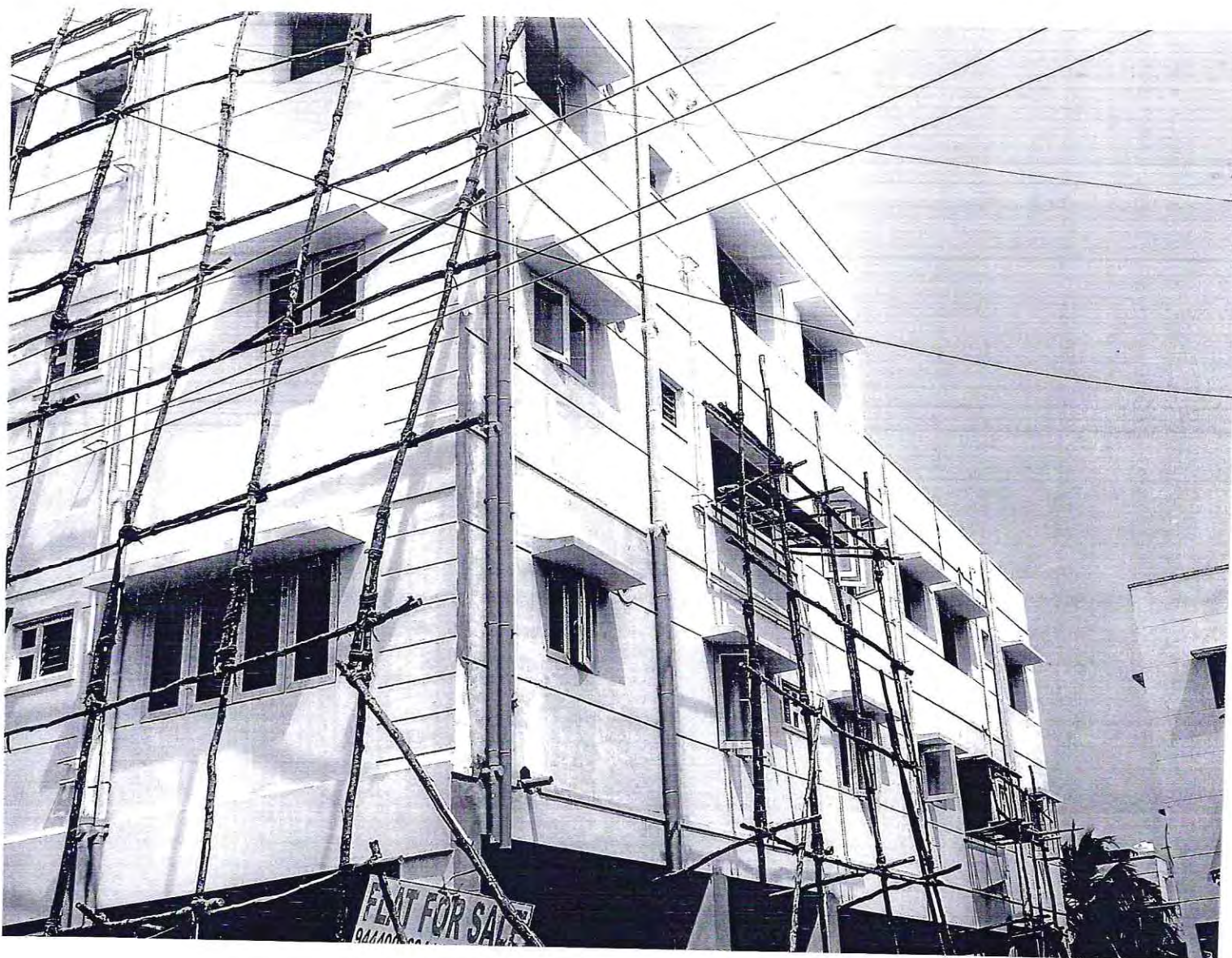
1. Completion Certificate No -CC/WDCN14/00627/2024 dated 12.03.2024
2. Compliance Report, if any (KIndly Specify) - Not applicable
3. Annual Audit Report of Special Account in Form 7 – attached

A. Latest Photo with Date (Atleast from 2 angles) Enclosed

B. Latest photos -dated 19.05.2024



G. Vinayagar



G. Vinayagar

SITE PHOTO – FRONT VIEW

Plot no: 1416 , North Ram Nagar Extension 1st street , Madipakkam
Chennai -91



SITE PHOTO – REAR VIEW

Plot no: 1416 , North Ram Nagar Extension 1st street , Madipakkam
Chennai -91



SITE PHOTO – SIDE VIEW

Plot no: 1416 , North Ram Nagar Extension 1st street , Madipakkam
Chennai -91





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, NO.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN14/00627/2024

Dated: 12/03/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Perungudi Completed the Construction of Residential/Commercial Building at Plot No:1416, Survey No:74/32, NORTH EXTN, RAM NAGAR NORTH 1ST STREET,Ram Nagar(N186),Puzhuthivakkam(N186),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/WDCN14/08737/2021 and BA/WDCN14/00532/2022 dated : 30/10/2021
- 2.Completion Certificate Application online registration :CC/WDCN14/00423/2024 dated :12/03/2024
- 3.This office letter vide No:CC/WDCN14/00423/2024 dated 12/03/2024
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N14/2024-25/02511

(1) This is to certify that Thiru. Mr G VINAYAGAR GPA FOR Mr JOHN BRUCALI ANNAMANI has completed the construction of Residential / Commercial building at Plot No:1416, Survey No:74/32, NORTH EXTN, RAM NAGAR NORTH 1ST STREET,Ram Nagar(N186),Puzhuthivakkam(N186),Madipakkam, Chennai, 600091 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN14/08737/2021 and Building Permit No:BA/WDCN14/00532/2022 dated: 30/10/2021. 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/WDCN14/00627/2024
Dated:07/05/2024

(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 provision does not cover Structural Stability aspect of the building. As far as the structural stability, 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 Sundararaj A
Date: 14-May-2024 (11:42:10)

Zonal Officer-Perungudi
Greater Chennai Corporation

FORM 4 – Architect's Certificate

(To be issued on completion of the building / Block)

Date: 19.05.2024

To

G.Vinayagar,

Flat No2 ,First Floor

Shanmuga Bhavanam Flats,

21/11, Binny Road,

Poes Garden

Chennai -86

Sub: Certificate – Completion of construction of works of the project (11 flats in one block, Stilt+3 floors under TNRERA Registration No. TN 29/ Building /0101 /2023 dated 2.3.2023) Situated in plot No 1416 , North Ram Nagar Extension 1st street , Madipakkam ,Chennai -91 . Comprised in old s.no 74, New S.No 74/32 of madipakkam village ,Sholinganallur Taluk, Chennai Dt within the limit of Greater Chennai , Corporation Dn. 169 measuring 2400 sq.ft land area being developed by G.Vinayagar

Sir,

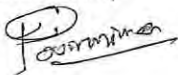
I have taken the project in plot No 1416 , North Ramnagar 1st Street, Madipakkam,,Chennai -91 by utilizing following professionals.

- 1) Mr. G.Vinayagar / Engineer.
- 2) Aura Engg.Consultant, Ashok Nagar , ch-83 Structural Engineer.
- 3) Mr. Vijay R. Site Engineer.

Based on the completion certificate given by the Greater Chennai Corporation vide letter no CC/WDCN14/00627/2024 dt 12.3.24 and report from the structural Engineer as well as from site Engineer and to the best of knowledge, I hereby certify that Mr.G.Vinayagar has completed the project in all respects.

The building is granted the completion certificate bearing no CC/WDCN14/00627s/2024 Dated 12.3.24 by Greater Chennai corporation

Yours Faithfully



R.POORNIMA

ARCHITECT

POORNIMA .R
CA / 2018 / 91545
Smart Homes, Choolaimedu,
Chennai - 94.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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with smart tools



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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OMR Thoraipakkam,
Chennai, India

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