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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Natwest Shelters LLP
Project Name	:	Natwest Radhe Shyam
Project Registration No.	:	TN/29/Building/0255/2023
Project Registration Date	:	09.06.2023
Project Completion Date	:	30.03.2027
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

Bank Name	:	Karur Vysya Bank
Bank Branch	:	T Nagar
Bank A/c No.	:	12131 35000 17192

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	23,90,08,360/-
Amount withdrawn from the RERA A/c from the date of opening	:	23,27,40,157/-
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. 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	10 Nos	1420.90 sqm
	b) UDS Registered	5 Nos	268.76 sqm

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	1A	Yes	Yes
2.	2A	Yes	Yes
3.	2B	Yes	Yes
4.	4B	Yes	Yes
5.	5B	Yes	Yes
6.	3A	Yes	No
7.	4A	Yes	No
8.	5A	Yes	No
9.	1B	Yes	No
10.	3B	Yes	No

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 ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% Rs. 18,03,17,205/-
2.	Percentage of completion of Common Amenities i) Physical 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)

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.


HEGDE 4 April 2025 at 10:43 am


HEGDE | 4 April 2025 at 10:43 am


HEGDE | 4 April 2025 at 10:44 am


HEGDE | 4 April 2025 at 10:46 am


HEGDE | 4 April 2025 at 10:46 am


+91 98409 651
HEGDE | 4 April 2025 at 10:41 am


HEGDE | 4 April 2025 at 10:42 am

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002 2) The Managing Director, CMWSSB No.1, Pumping Station Road, Chindatripet, Chennai – 600002.

Letter No.CMDA/CC/OFF/NHRB/C/537/2024 **Dated: 30.01.2025**

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed Construction of Stilt Floor + 5 floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.90 part, Old Door No.18, New Door No.4, Vaidyaraman Street, T.Nagar, Chennai comprised in Old S.No.135, 125/6 & 126/8 (as per Document), Old S.No.6674, T.S.No.6674/2, Block No.142 (as per patta) of T.Nagar 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 P.P.No. OL. - PP/NHRB/0075/2023 in Letter No. CMDA/PP/NHRB/C/0564/2022 dated 28.02.2023 in planning permit No. OL - 00198.
3. TNRERA Registration for project in Registration No. TN/29/Building/0255/2023 in file No. TNRERA/A3/04689/2023 dated 09.06.2023.
4. Completion Certificate application, received on 16.12.2024.
5. This office D.C. advice letter even No. dated 09.01.2025.
6. Applicant letter dated 28.01.2025, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B00264893, dated 27.01.2025 and other particulars.

****

This is to certify that **M/s.Natwest Shelters LLP., Rep by its designated partner T.V.Ramakumar** has Completed the Construction of Stilt Floor + 5 floors Residential Building with 10 Dwelling Units availing Premium FSI at Plot No.90 part, Old Door No.18, New Door No.4, Vaidyaraman Street, T.Nagar, Chennai comprised in Old S.No.135, 125/6 & 126/8 (as per Document), Old S.No.6674, T.S.No.6674/2, Block No.142 (as per patta) of T.Nagar Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No. EC/Central-II/ 40/2025, dated: 30-01-2025**.

//p.t.o//

3. This Completion Certificate is issued 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. However, 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.11).

Yours faithfully,

30.1.2025

for **MEMBER SECRETARY**

Copy to:

1. **M/s.Natwest Shelters LLP**
   Rep by its designated partner T.V.Ramakumar,
   No.4A, Natwest Sridevi NEDIL,
   No.14, Vijayaraghava 1st Street, T.Nagar,
   Chennai – 600017.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA Registration for project in Registration No. TN/29/Building/0255/2023 in file No. TNRERA/A3/04689/2023 dated 09.06.2023.

3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in **Receipt No. CMDA/PP/Ch/9672/2023, dated 03.02.2023).**
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

i. The Original Cash Receipt 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 applicant are to be furnished.

K SQUARE
CONSULTANTS

FORM – 4A

ARCHITECT'S CERTIFICATE

(To be Furnished on completion of building)

To
M/S Natwest Shelters LLP,
4A, Natwest Sri Devi Nedil,
14, Vijayaraghava 1st Street,
T.Nagar, Chennai 600017.

Subject:
Certificate of Completion of Construction Work of Natwest Radhe Shyam Building (TNRERA Regn. Number TN/29/Building / 0255/2023 dt. 09.06.2023) situated in New No. 13, Old No.4, Vaidyaraman Street, T. Nagar, Chennai – 600 017 comprised in T.S. No. 6674/2 Block No. 142 of T. Nagar demarcated by its boundaries Latitude : 13.03582, Longitude : 80.24183, North to South on East side 107 feet, North to south on west side 107 feet, East to west on North side 54 feet, East to west on South side 54 feet measuring 536.79 sq.mts area being developed by Natwest Shelters LLP.

Sir,

I **H. Karthick** have undertaken the assignment as Architect for certifying the completion of Construction Work of Natwest Radhe Shyam Building situated in situated in New No. 13, Old No.4, Vaidyaraman Street, T. Nagar, Chennai – 600 017 comprised in T.S. No. 6674/2 Block No. 142 of T. Nagar, Chennai 600017 measuring 536.79 Sq.mts area being developed by Natwest Shelters LLP.

2. Following technical professional have been appointed by Promoter :

(i) Thiru. H. Karthik as Architect (K.Square Consultant)

(ii) Thiru N. Chandru as Structural Consultant.

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 of Natwest Radhe Shyam Building of Stilt + 5 Floors with 10 Dwelling units 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 Natwest Radhe Shyam Building is granted completion certificate bearing CC No. EC/Central-II/40/2025, dt. 30.01.2025, issued by CMDA, Chennai.

Yours Faithfully,

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

KARTHIK . H
CA/2009/44439
No.67, Flat 3B, DEVADAYA APTS
GANDHI NAGAR 1st MAIN ROAD
ADYAR, CHENNAI - 600 020.

5

FORM – 4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

(To be Furnished on completion of building)

I **N. Chandru** have undertaken assignment as Structural Engineer for the detailed design and construction of Natwest Radhe Shyam Building with Stilt + 5 Floors with 10 Dwelling units situated in New No. 13, Old No.4, Vaidyaraman Street, T. Nagar, Chennai – 600 017 comprised in T.S. No. 6674/2 Block No. 142 of T. Nagar.

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.

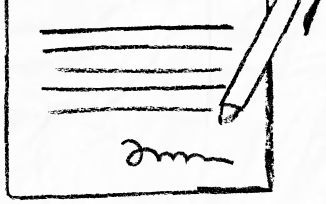
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

N. Chandru.

Signature, Name and seal of the Registered Structural Engineer

N. CHANDRU, M.E., M.I.E.,
Structural Engineer
CMDA REG. No: SE/GR-I/19/04/090
GCC REG No : RSE 101062019
A20, 100 Feet Road, Hindu Colony,
Nanganallur, Chennai - 600 061.
Mail : chandrun23@gmail.com
Mobile : 9840767580



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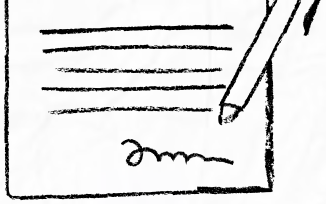
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

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