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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s RAHUL ASSOCIATES
Project Name	:	"MAYURAAS NEST"
Project Registration No.	:	TN/29/BUILDING/337/2023
Project Registration Date	:	02.08.2023
Project Completion Date	:	SEP -2024
Quarter Ending	:	MARCH -2025

RERA Separate Bank A/c Details

Bank Name	:	City Union Bank Ltd
Bank Branch	:	Ambattur Branch, Chennai – 600 053
Bank A/c No.	:	510909010228523

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	4,66,36,084/-
Amount withdrawn from the RERA A/c from the date of opening	:	3,49,89,770/-
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	9 units	703.64 Sqmtr
	b) UDS Registered	9 units	394.11 sq.mtr

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2. Furnish the details Flat-wise

Sl. No.	Flat No.	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A1	Yes	Yes
2.	B1	Yes	Yes
3.	A2	Yes	Yes
4.	B2	Yes	Yes
5.	A3	No	No
6.	B3	Yes	Yes
7.	A4	Yes	Yes
8.	B4	Yes	Yes
9.	A5	Yes	Yes
10.	B5	Yes	Yes

B. Construction

Sl. No.	Description	Block/Tower No.	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	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

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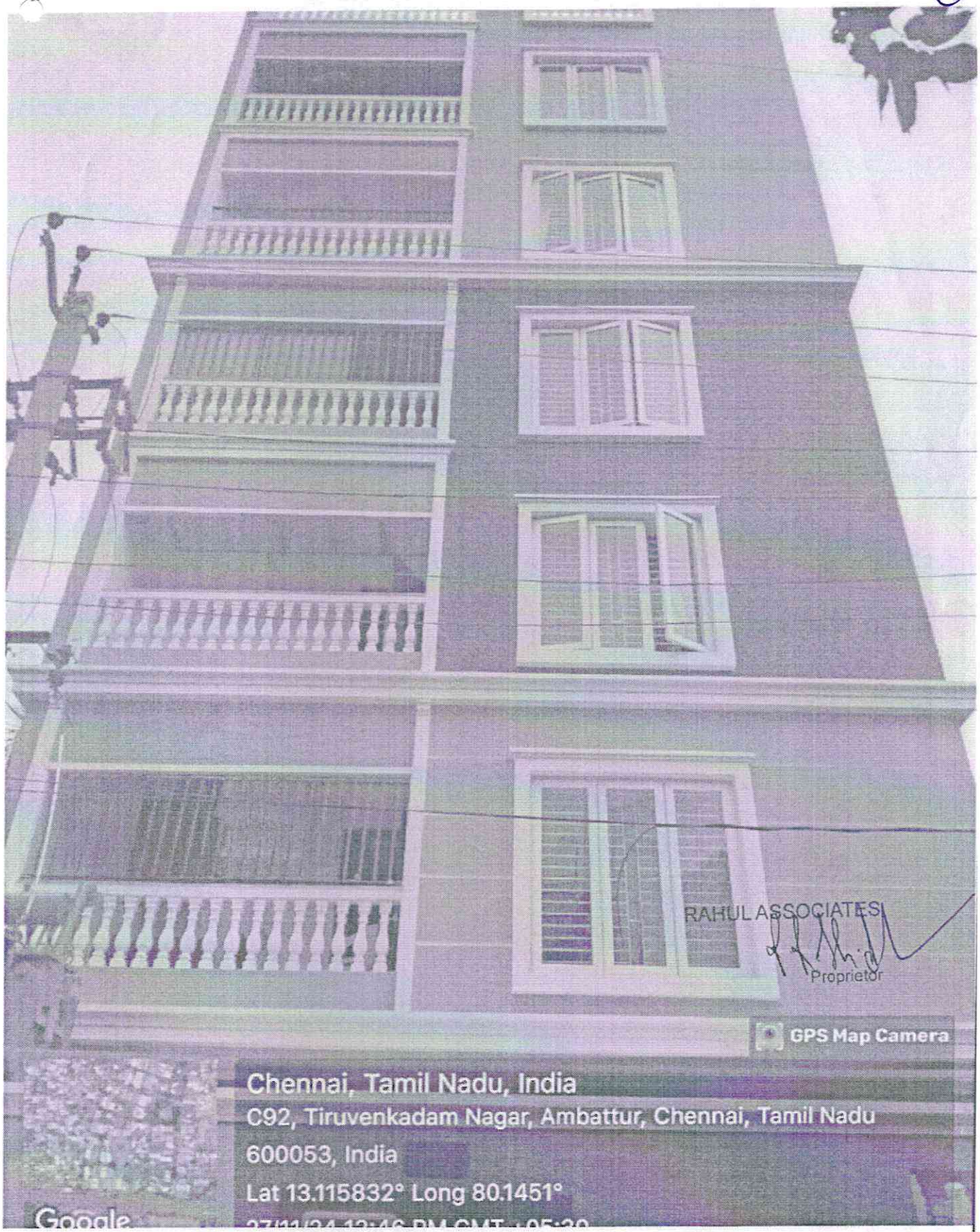
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Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100% 3.41 Crore
2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Date (Atleast from 2 angles)

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GPS Map Camera
Chennai, Tamil Nadu, India
C92, Tiruvenkadam Nagar, Ambattur, Chennai, Tamil Nadu
600053, India
Lat 13.115832° Long 80.1451°
Google

(15) (18)

"MAYURAAS NEST"
PLOT NO : C92, THIRUVENGADA NAGAR, AMBATTUR, CHENNAI - 600 053

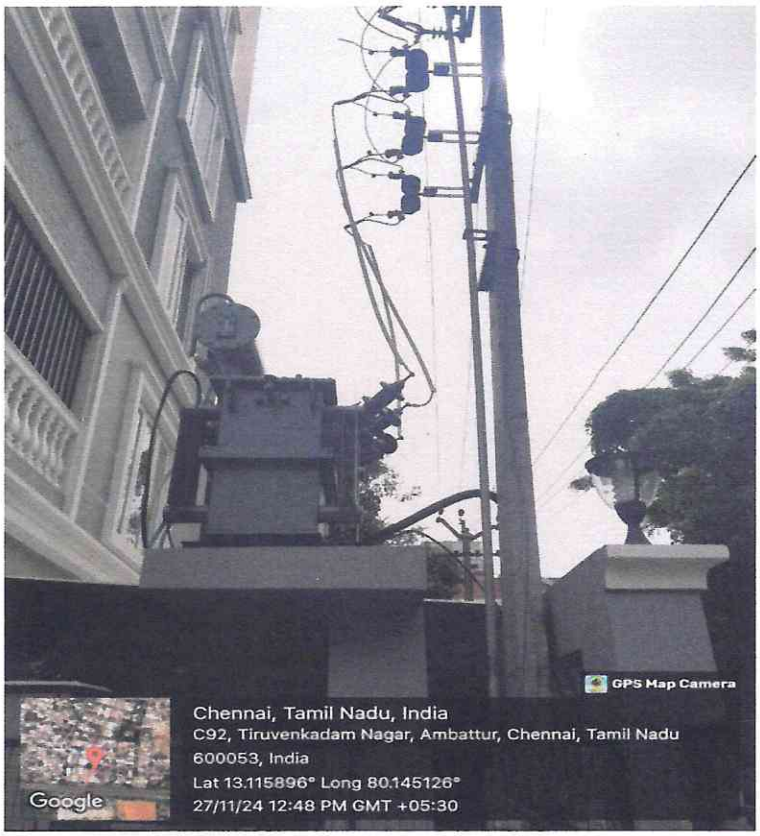




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"MAYURAAS NEST"
PLOT NO : C92, THIRUVENGADA NAGAR, AMBATTUR, CHENNAI - 600 053



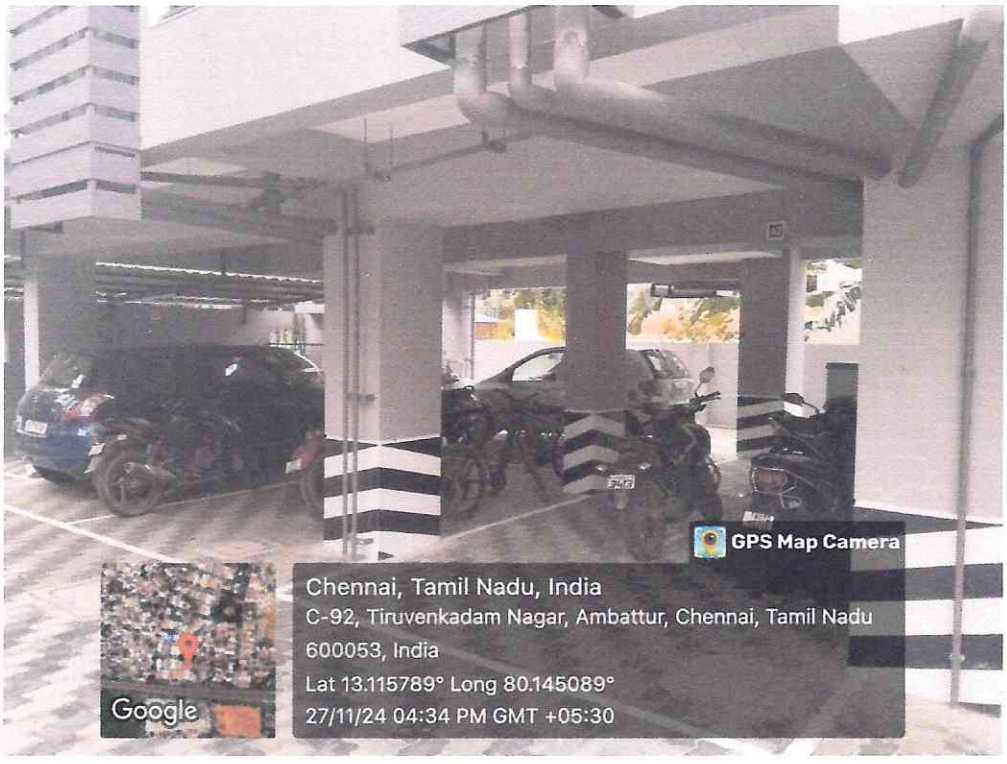


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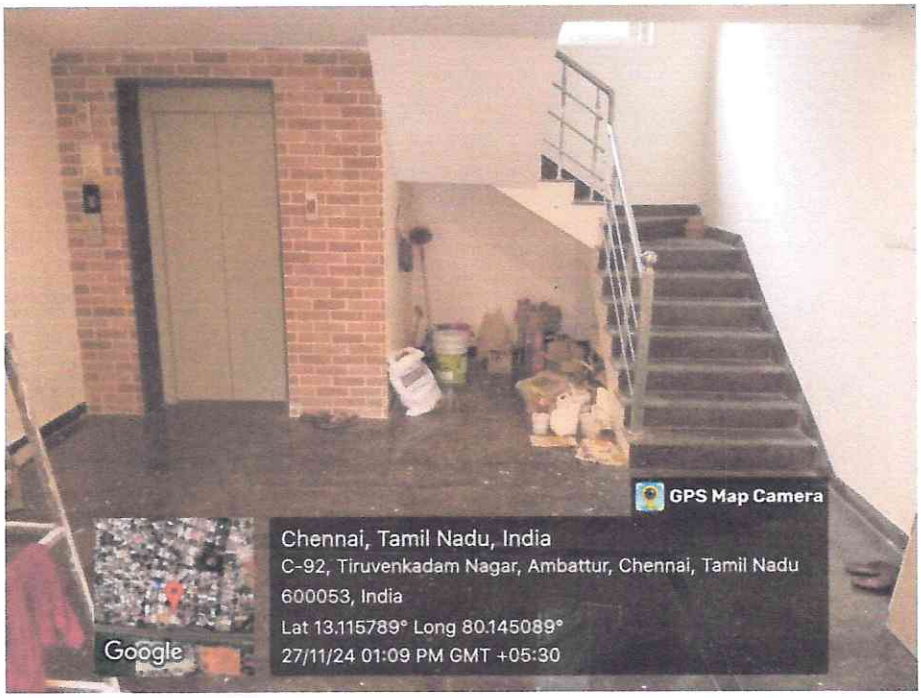
"MAYURAAS NEST"
PLOT NO : C92, THIRUVENGADA NAGAR, AMBATTUR, CHENNAI - 600 053





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"MAYURAAS NEST"
PLOT NO : C92, THIRUVENGADA NAGAR, AMBATTUR, CHENNAI - 600 053

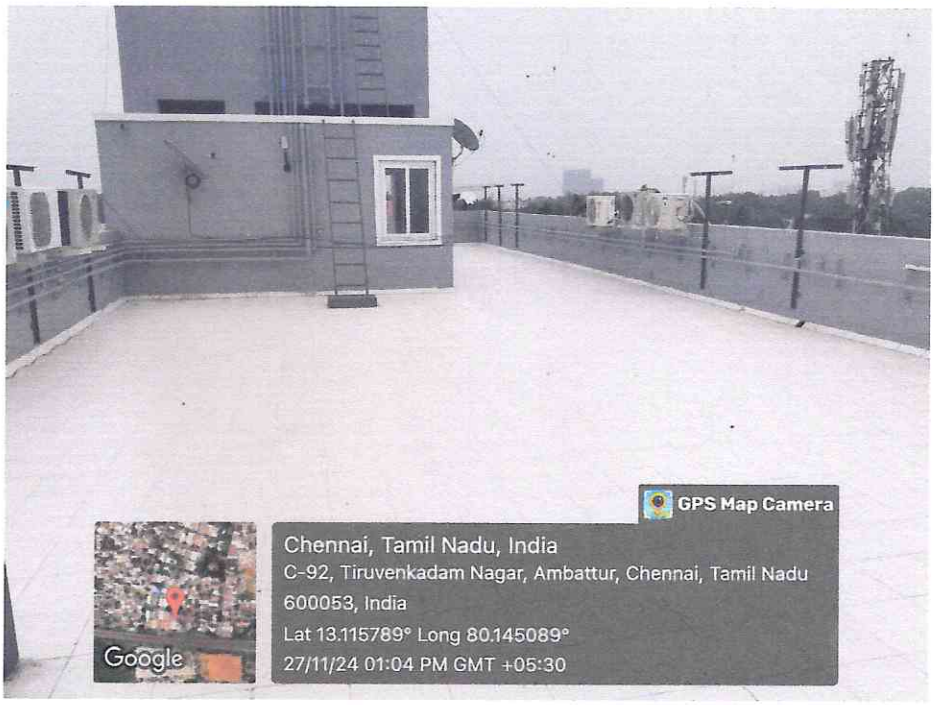




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"MAYURAAS NEST"
PLOT NO : C92, THIRUVENGADA NAGAR, AMBATTUR, CHENNAI - 600 053





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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

1924 - 2023

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 Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/N-I/238/2024 **Dated: 08-07-2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 5 Floors Residential building with 10 dwelling units at Plot No.C-92, Crescent Street, Thiruvengada Nagar, Ambattur, Chennai-53 comprised in Old S.No.589/1part, 589/2part, New S.No.589/25, T.S. No.71, Block No.5, Ward – 4(B) of Ambattur village Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. OL-PP/NHRB/192/2023, in letter No. CMDA/PP/NHRB/N/241/2023 dated 26.05.2023 in Planning Permit No.OL-00325 availing with Premium FSI.
2. TNRERA in letter No. TNRERA/6076/2023 and registration No.TN/29/Building/337/2023 dated 02.08.2023.
3. Completion Certificate Application received from the applicant on 14.06.2024.
4. This office letter even no. dated 26.06.2024 addressed to the applicant.
5. Applicant letter dated 02.07.2024 along with additional Development Charges and I & A charges remitted in CMDA Receipt No B-0025858 dated 02.07.2024.
6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

****

This is to certify that M/s.Rahul Associates, Rep. by its Proprietor, Thiru.R.R.Sridhar, GPA of Thiru.D.R.Chandran has constructed Stilt Floor + 5 Floors Residential building with 10 dwelling units at Plot No.C-92, Crescent Street, Thiruvengada Nagar, Ambattur, Chennai-53 comprised in Old S.No.589/1part, 589/2part, New S.No.589/25, T.S. No.71, Block No.5, Ward – 4(B) of Ambattur village Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issue of the Completion Certificate as per the TNCDBR 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I/ 244 /2024, dated: 08-07-2024.**

/pto/

RAHUL ASSOCIATES
Proprietor

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 Development Regulations 4(5) 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 6th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

8.7.2024
for MEMBER-SECRETARY

08/07/24

Copy to:

1 M/s.Rahul Associates,
Rep. by its Proprietor, Thiru.R.R.Sridhar,
GPA of Thiru.D.R.Chandran,
Door No.1403, Plot No.1403,
15th Main Road, Anna Nagar,
Chennai-600 040.

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

TNRERA registration certificate of project Form 'C' No.TNRERA/6076/2023 and registration No.TN/29/Building/337/2023 dated 02.08.2023. The registration shall be valid for a period till **31.12.2024.**

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

RAHUL ASSOCIATES
Proprietor

(83) (8)

architecture + value

FORM-4A

ARCHITECT'S CERTIFICATE

Dated:31.12.2024

To

M/s RAHUL ASSOCIATES
1403,15TH Avenue, H-Block,
Anna nagar,
Chennai-600 040.

Subject: Certificate of Completion of Construction Work of Residencial Building/ one Block of the Building of the Project (TNRERA Registration Number TN/29/Building/337/2023 dated 02.08.2023) situated on the Plot No:C-92,Thiruvengda nagar,Ambattur,Chennai-53,comprised in Survey No 589/25,(old survey No.589/1part &589/2part)No.demarcated by its boundaries North by Plot No C93 South by Plot No C91 East by Plot No C89 west by 30 Feet wide Cresent Road situated at Ambattur Village,Ambattur Taluk Chennai District measuring 445.93 Sq.mts total area developed by M/s Rahul Associates,rep by its Proprietor,Mr.R.R.SHRIDHAR.

Sir,

I **V.S. VIGNESWAR** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of "MAYURAAS NEST" Building Sitiuated on the plot No.C-92,Thiruvengadanagar,Ambattur,Chennai-600053,Comprised in Survey No. 589/25, 71 (Old Survey No. Old Nos. 589/1Part & 589/2Part) OF AMBATUR VILLAGE Ambattur Taluk, Chennai District.measuring 445.93 Sq.mts area,being develope By M/S Rahul Associates rep bt its Proprietor Mr.R.R.SHRIDHAR.

architecture + value

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

   (i) M/s/Thiru **V.S. Vigneswar** as Architect/Engineer

   (ii) M/s/Thiru **P.Packiaraj** as Structural Consultant

   (iii) M/s/Thiru **R. Anandhan** 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/our knowledge, I/We hereby certify that **"MAYURAAS NEST"** 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**" MAYURAAS NEST"** building/ block of the building is granted completion certificate bearing number: **EC/NORTH-I/244/2024DATED 2024** BY **CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY** .

Yours Faithfully,

Signature of the Registered Architect

For ARCHITECTURE PLUS VALUE

V.S. VIGNESWAR
Architect
CA/2011/51914
No. 3. 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566157840

V.S.VIGNESWAR (Principal Architect)
Signature & Name (IN BLOCK LETTERS) of L.S / Architect : **V.S.VIGNESWAR**
(License NO : CA/2011/51914)
Name of the Registered Architect: V.S. VIGNESWAR

Reg. No of the Registered Architect: CA/2011/51914

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P. PACKIARAJ, ME (STRUCTURAL)
Structural Engineer & Chartered Engineer
Freelance Registered Structural Engineer
Register No: SE/GR - I/2020/09/279; CMDA,
Register No: RSE101242020; Chennai Corporation

14.11.2024

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY

REGISTERED STRUCTURAL ENGINEER

(To be furnished on completion of building)

I/We P. Packiaraj have undertaken assignment as Structural Engineer for the details design and construction of the building/block/Tower **"MAYURAAS NEST"** of the building comprising of **Stilt +5 floors, (10 units)** situated in **Plot No. C92, Thiruvengada Nagar, Ambattur, Chennai - 600 053,** Comprised in **Survey No. 589/25, as per Ambattur Town Survey Field Register Ward – 4(B), Block No.5, T.S.No. 71 (Old Survey No. Old Nos. 589/1Part & 589/2Part) of AMBATUR VILLAGE Ambattur Taluk, Chennai District.**

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and with 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.

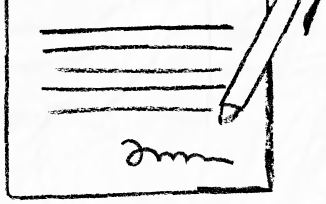
Yours faithfully,

Signature, Name and seal

of the Registered Structural Engineer

P. PACKIA RAJ, ME(STRUCTURAL)
Reg. No: SE/GR-I/2020/09/279, CMDA
Reg. No:RSE101242020, GCC
Reg. No:AM3033883,Chartered Engineer, IE(India)
No:28, First Kattabomman Street,Taramani,Chenna
Phone No: +919962529802

No: 28, First Kattabomman Street, Taramani, Chennai – 600 113.
Phone No: +919962529802: email: packiaraj9802@gmail.com



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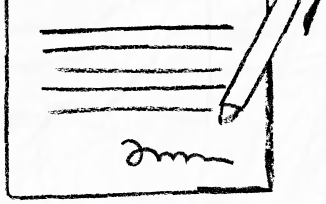
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Zoning & Land Use Analysis

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

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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