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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	KAIZEN BUILDERS
Project Name	:	KAIZEN VEDHA
Project Registration No.	:	TN/01/Building/0386/2023
Project Registration Date	:	12-09-2023
Project Completion Date	:	31-07-2025
Quarter Ending	:	JUNE 2025

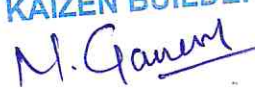
RERA Separate Bank A/c Details

Bank Name	:	ICICI BANK
Bank Branch	:	K.K Nagar, Chennai
Bank A/c No.	:	007705021952

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	24,75,64,895
Amount withdrawn from the RERA A/c from the date of opening	:	19,38,14,076
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Attached

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	30	2320
	b) UDS Registered	30	1135.36

For KAIZEN BUILDERS

 Proprietor

85

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.	1B	YES	YES
3.	1C	YES	YES
4.	1D	YES	YES
5.	1E	YES	YES
6.	1F	YES	YES
7.	2A	YES	YES
8.	2B	YES	YES
9.	2C	YES	YES
10.	2D	YES	YES
11.	2E	YES	YES
12.	2F	YES	YES
13.	3A	YES	YES
14.	3B	YES	YES
15.	3C	YES	YES
16.	3D	YES	YES
17.	3E	YES	YES
18.	3F	YES	YES
19.	4A	YES	YES
20.	4B	YES	YES
21.	4C	YES	YES
22.	4D	YES	YES
23.	4E	YES	YES

For KAIZEN BUILDERS

M. Ganesh

Proprietor

24.	4F	YES	YES
25.	5A	YES	YES
26.	5B	YES	YES
27.	5C	YES	YES
28.	5D	YES	YES
29.	5E	YES	YES
30.	5F	YES	YES

B. Construction

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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100 % Rs. 1625 in Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	NIL

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

For KAIZEN BUILDERS
M. Ganesh
Proprietor

Project Name: Kaizen Vedha

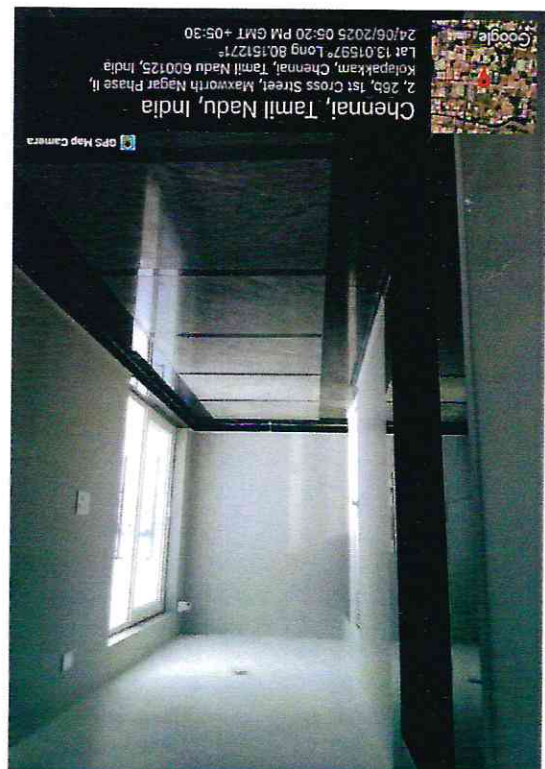
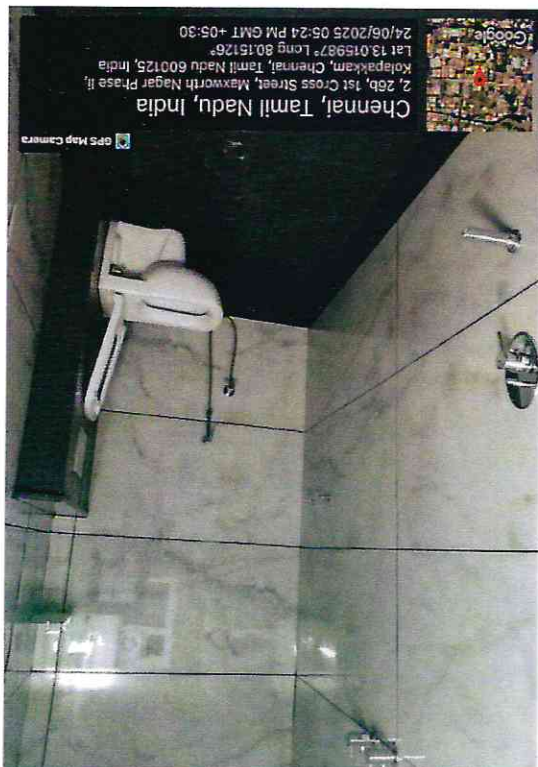


For KAIZEN BUILDERS

M. Ganesh

Proprietor

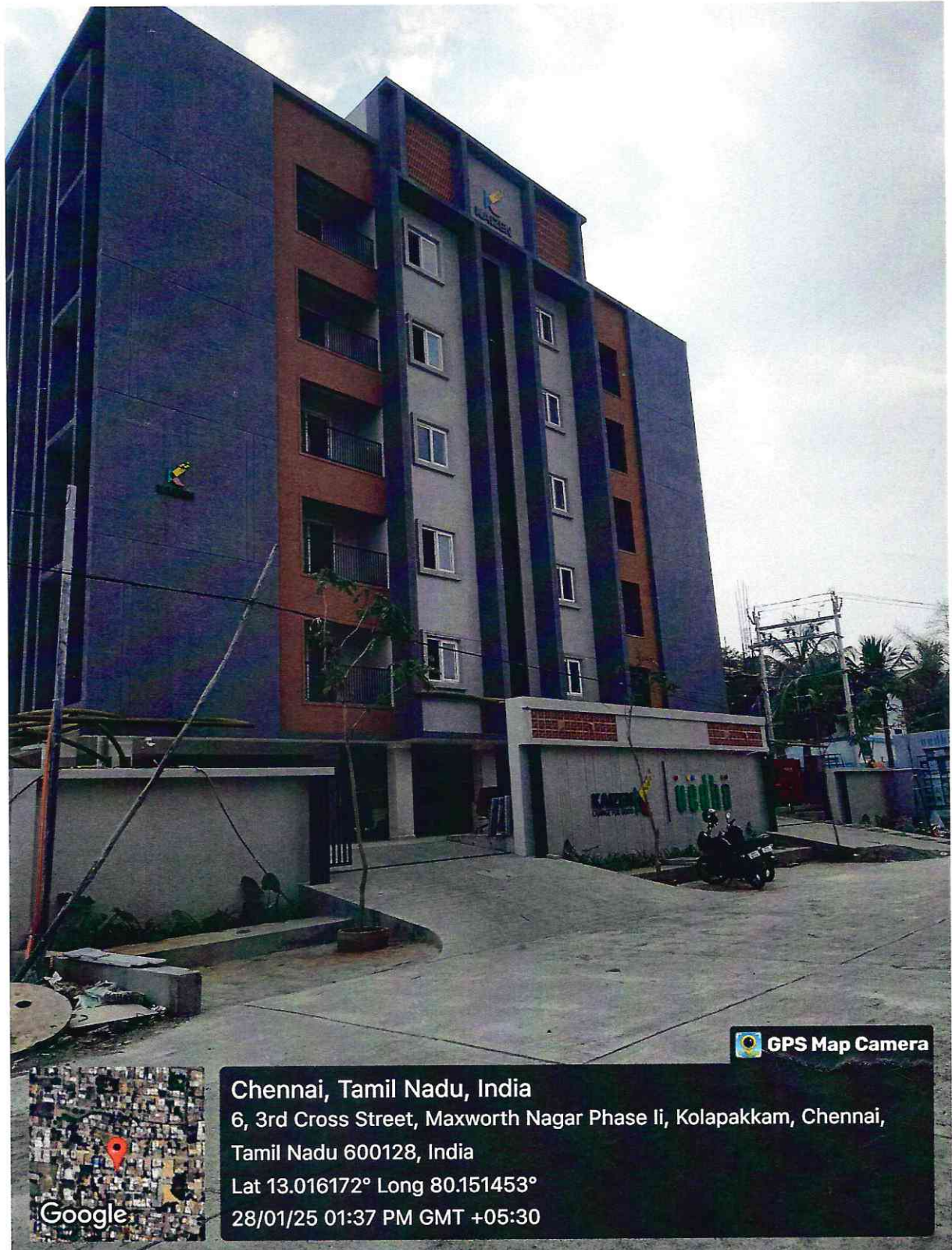
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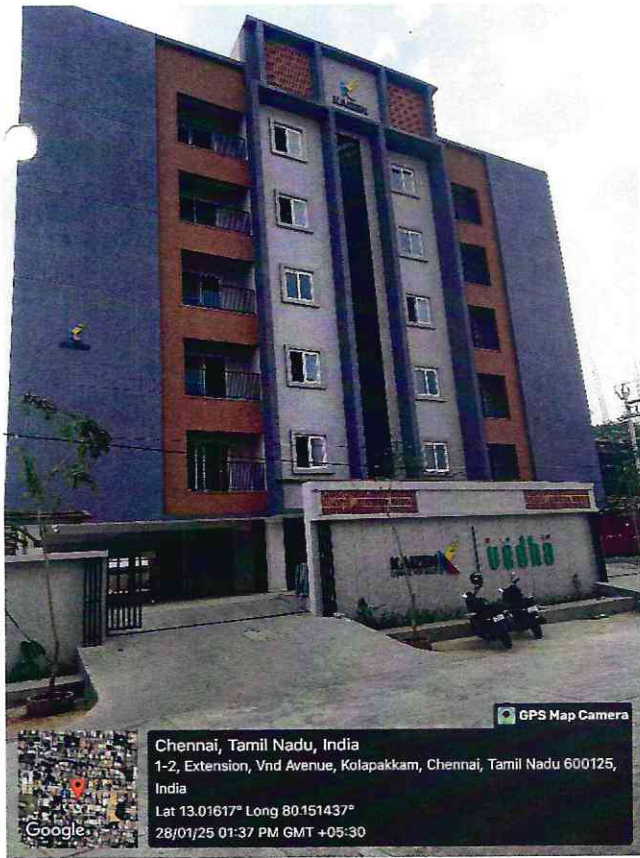


For KAIZEN BUILDERS
M. Ganes
Proprietor

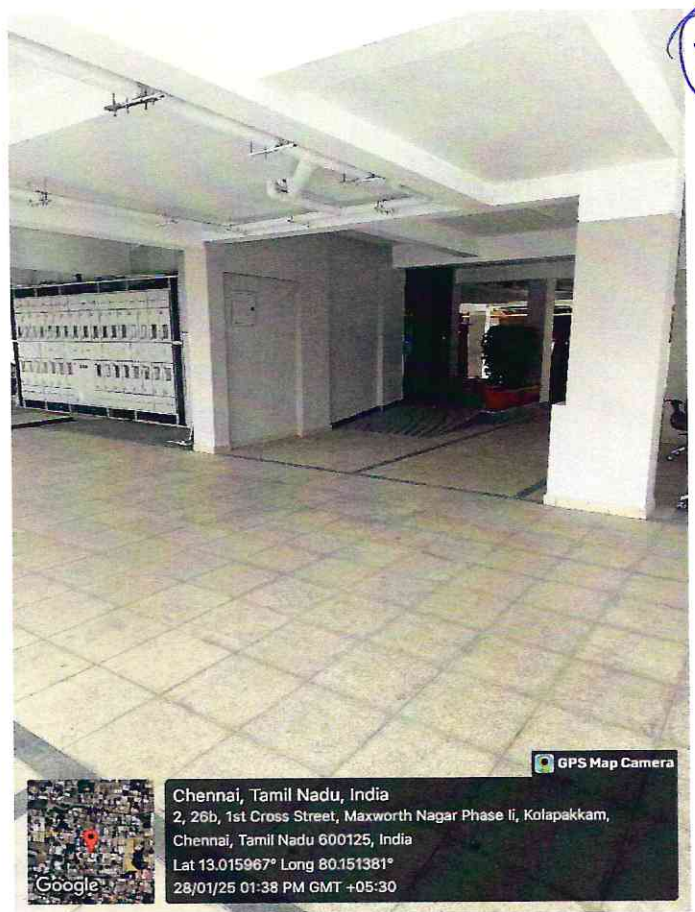
Project Name: Kaizen Vedha

Address: 3rd Cross Street, Max worth Nagar, Kolapakkam village, Kundrathur – Taluk
(formerly Sriperumbudur - Taluk), Kancheepuram District.

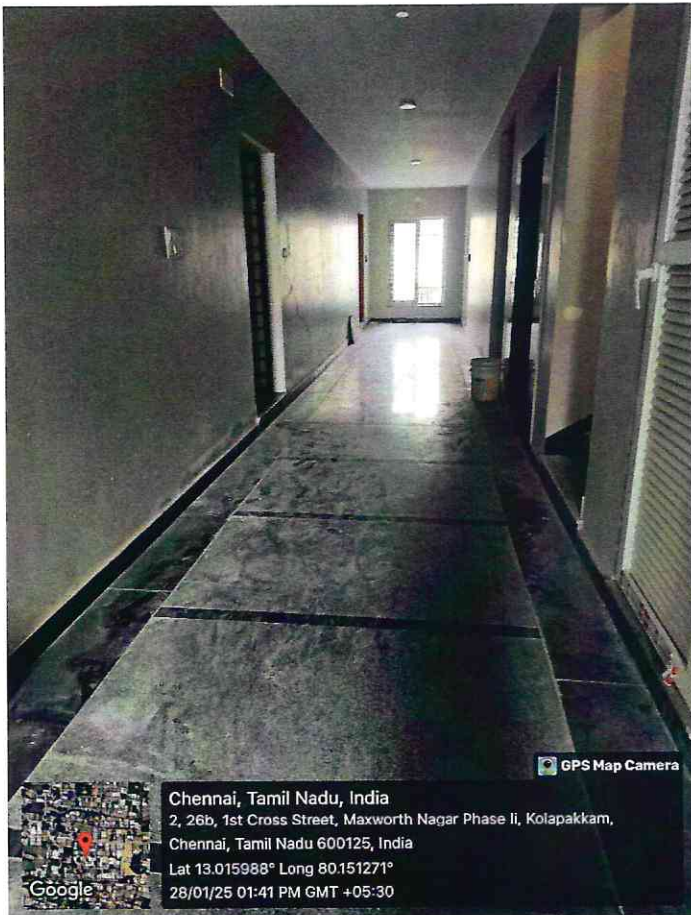




Chennai, Tamil Nadu, India
1-2, Extension, Vnd Avenue, Kolapakkam, Chennai, Tamil Nadu 600125, India
Lat 13.01617° Long 80.151437°
28/01/25 01:37 PM GMT +05:30



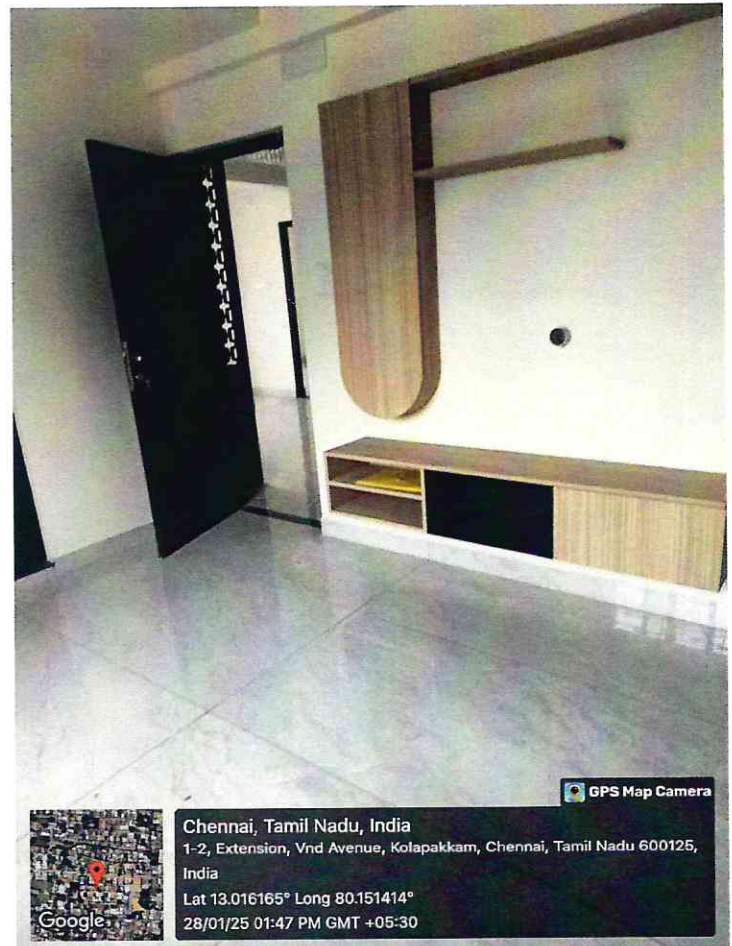
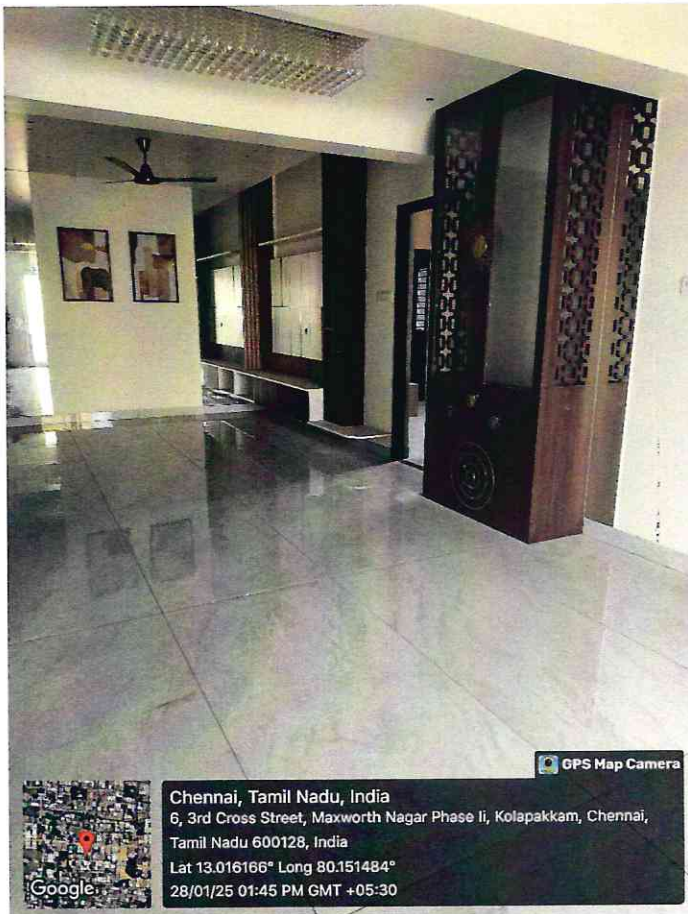
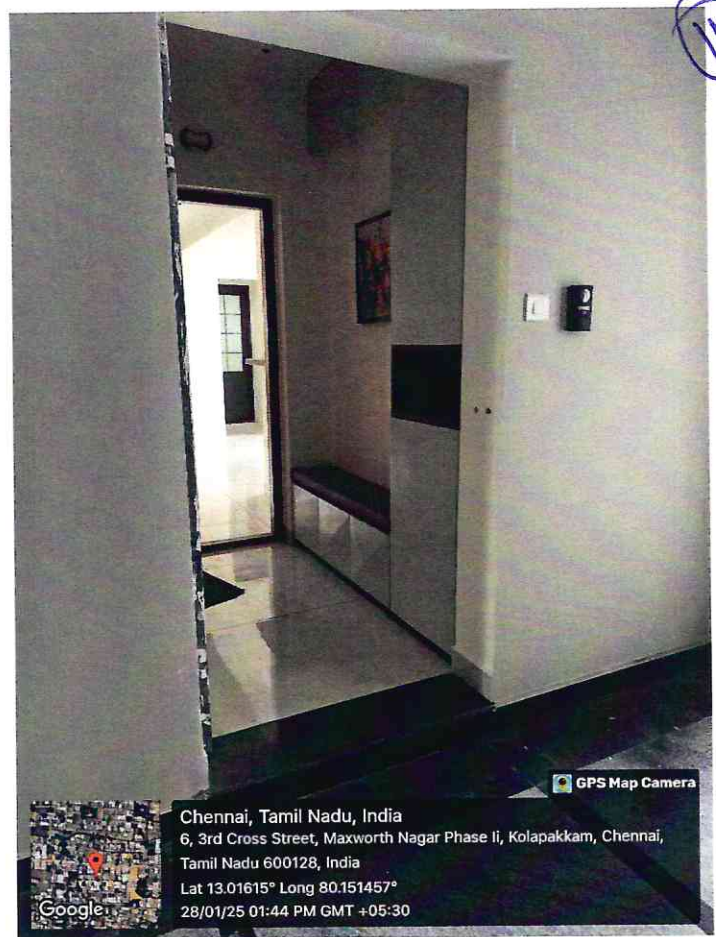
Chennai, Tamil Nadu, India
2, 26b, 1st Cross Street, Maxworth Nagar Phase II, Kolapakkam, Chennai, Tamil Nadu 600125, India
Lat 13.015967° Long 80.151381°
28/01/25 01:38 PM GMT +05:30

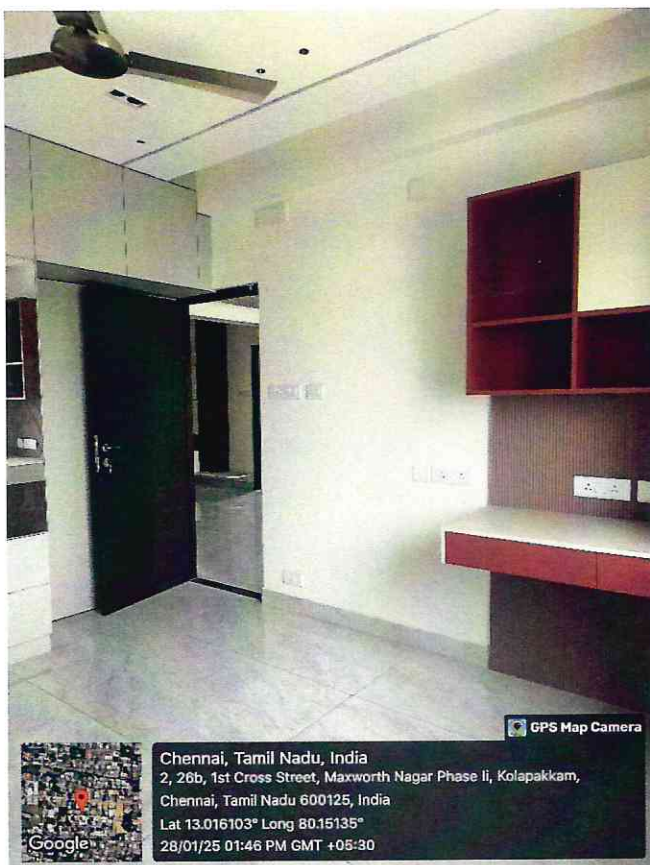
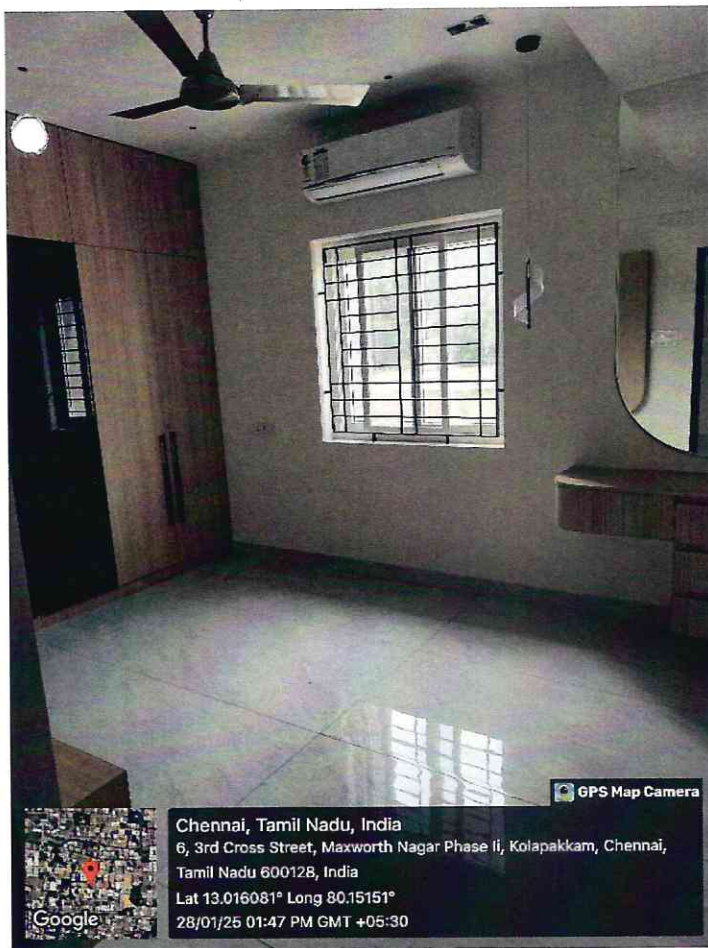


Chennai, Tamil Nadu, India
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Lat 13.015988° Long 80.151271°
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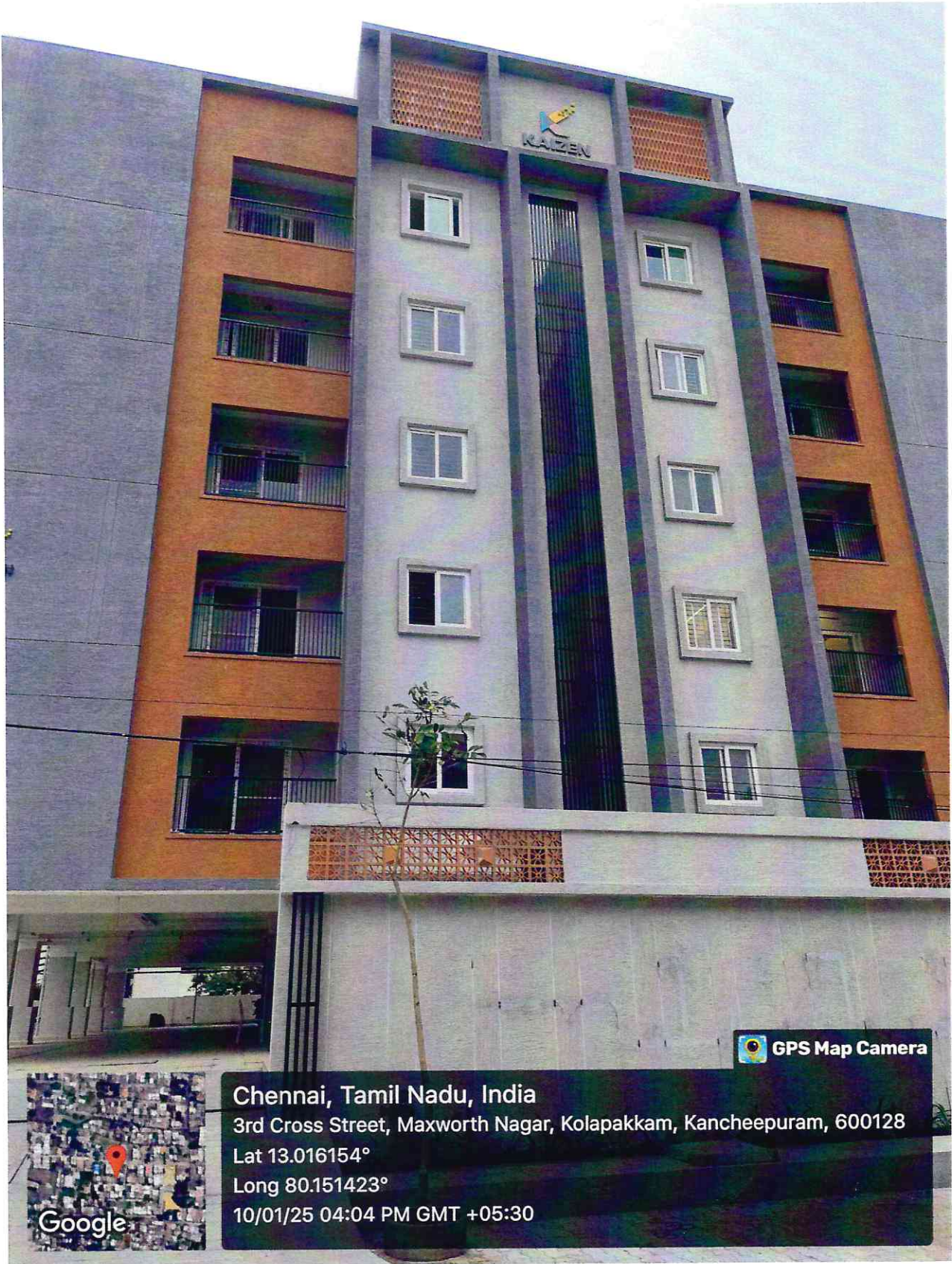


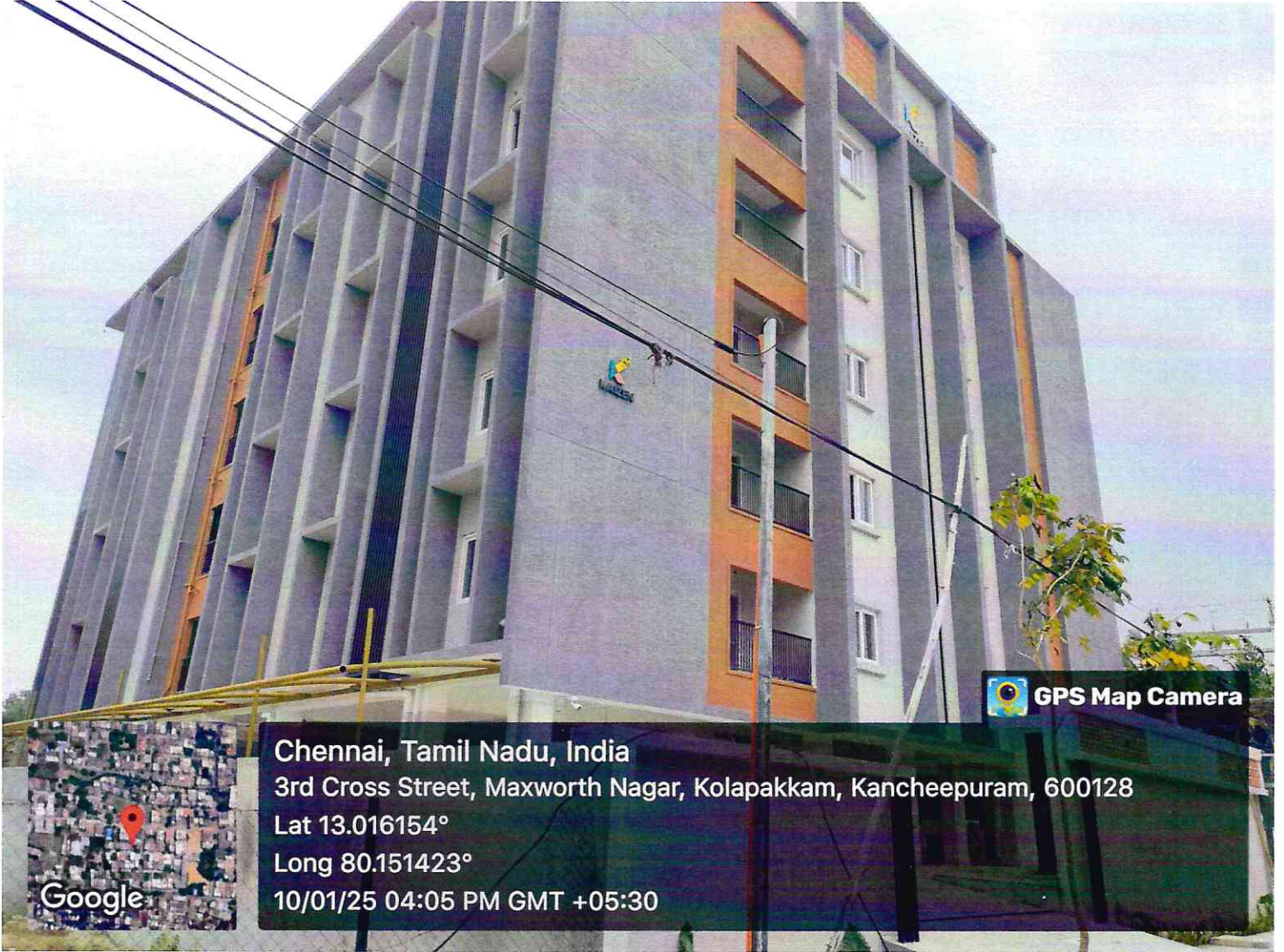
Chennai, Tamil Nadu, India
2, 26b, 1st Cross Street, Maxworth Nagar Phase II, Kolapakkam, Chennai, Tamil Nadu 600125, India
Lat 13.015904° Long 80.151272°
28/01/25 01:51 PM GMT +05:30





Project Name: Kaizen Vedha







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



சென்னை
100
1924 - 2023

BY RPAD:

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 Commissioner,
Kundrathur Panchayat Union,
@ Padappai, Kanchipuram District.-602 301

Letter No.CMDA/CC/NHRB/C/374/2024

Dated: 18-10-2024

Sir/ Madam,

Sub: CMDA - Enforcement Cell (Central-I) Completed construction of Stilt + 5 Floors Residential Building with 30 dwelling units (Affordable Housing) at 3rd Cross Street, Maxworth Nagar, Chennai Comprised in Survey No.89/2 part, 92 part (as per document) Survey No.89/50 , 92/9 (as per Patta) of Kulapakkam Village within the Limits of Kundrathur Panchayat Union 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 issued Planning Permission No.OI.-PP/NHRB/0205/2023 in letter No. CMDA/ PP/ NHRB/C/0108/2023 dated 05.06.2023, Permit No. OL-00338.
 3. TNRERA registration of Project in Registration No. TN/01/ Building/386/2023 issued in letter no.TNRERA/A3/07625/2023 dated 12.09.2023 valid up to July 2025.
 4. Your Completion Certificate application through online dated 06.09.2024.
 5. This office DC letter even No. dated 07.10.2024.
 6. Additional Development Charges and I&A charges remitted in CMDA's receipt no.B0026181 dated 08.10.2024.

This is to certify that, **Thiru.M.Ananda Ganesan** has constructed Stilt + 5 Floors Residential Building with 30 dwelling units (Affordable Housing) at 3rd Cross Street, Maxworth Nagar, Chennai Comprised in Survey No.89/2 part, 92 part (as per document) Survey No.89/50 , 92/9 (as per Patta) of Kulapakkam Village within the Limits of Kundrathur Panchayat Union. The building was inspected and observed that the building has been completed as per the approved plan in the reference 2nd cited and satisfies the Norms for the issue of Completion Certificate norms prescribed in Annexure XXIII of TNCDBR-2019.

2. Accordingly the Completion Certificate is issued for the above construction in
C.C.No.EC/Central-I/ 355 /2024, dated: 18-10-2024.

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 Sl.No.11 of Planning Permission approval letter.)

Yours faithfully,

Shub
18.10.2024
for MEMBER-SECRETARY
S
18/10/2024

Copy to:

1. Thiru.Ananda Ganesan,
Door No.F S2, Plot No.1 & 2A,
Navarathna Apartments,
Manapakkam, Chennai 600 089.

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

(The TNRERA registration of Project in
Registration No.TN/01/
Building/386/2023 issued in letter
no.TNRERA/A3/07625/2023.
dt.12.09.2023 valid up to July 2025.)

3. The Deputy Financial Analyst for building &
Finance Division, CMDA, Chennai

(For Refund of Security Deposit,
for Building, STP & Display Board
charges)

4. The System Analyst,
Computer Cell, CMDA,

(to update Webpage)

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished the necessary documents for refund of Security Deposit for releasing the Completion Certificate.

ARCHITECT 'S CERTIFICATE

(To be issued on completion of the building)

Date:21-02-2025

To

KAIZEN BUILDERS rep. by its Proprietor **M.Ananda Ganesan**,
S2,Block-F,Plot 1&2A Navaratna Apartments
Dhanalakshmi Nagar, Manapakkam, Chennai – 600 125.

Subject: Certificate of Completion of Construction Work of **KAIZEN VEDHA** Building of the Project (TNRERA Registration Number – **TN/01/Building/0386/2023 dated 12-09-2023**) situated on the Plot bearing 3rd Cross Street, Max worth Nagar Phase 2 Old S. No. 89/2 part ,92 part, and New S. No. 92/9 and S. No. 89/50 demarcated by its boundaries (latitude and longitude of the end points) 13.01612,80.15128 to the North 13.01578,80.15123 to the South 13.01597,80.15140 to the East 13.01598,80.15112 to the West of Kolapakkam village, Kundrathur panchayat Union , Kancheepuram District., measuring 3004.00 sq.mts. area being developed by **KAIZEN BUILDERS**.

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **KAIZEN VEDHA** Building situated on 3rd Cross Street, Max worth Nagar Phase 2 CMDA vide: PPD/LO. No. 47/97 comprised in S. No. 92 part and S. No. 89/2 part (as per Patta No. 3102 in S. No. 92/9 and S. No. 89/50) of Kolapakkam village, Kundrathur – Taluk (formerly Sriperumbudur - Taluk), Kancheepuram District measuring 3004.00 sq.mts. area being developed by **KAIZEN BUILDERS**.

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

- (i) **AR. Karthikeyan.N** as Architect
- (ii) **Er. Bharanitharan T** as Structural Consultant
- (iii) **M/S.Sivachi Engineers & Consultant** as MEP Consultant
- (iv) **Er. Pandidurai M** 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 **KAIZEN VEDHA** 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 building is granted Completion Certificate bearing number – **C.C No.EC/CENTRAL-I/355/2024 date 18-10-2024** by CMDA.

Yours Faithfully,

Signature


AR KARTHIKEYAN.N
COUNCIL OF ARCHITECTURE NUMBER
CA/2012/56723

AR.KARTHIKEYAN.N CA/2012/56723

KASA DESIGN COLLECTIVE

+91 9444809120. / Kottur Garden, Chennai- 600085 / admin@kasa-dc.com / www.kasa-dc.com

FORM-4B

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

I have undertaken assignment as Structural Engineer for the detailed design and construction of the building **KAIZEN VEDHA** of the building comprising of 3rd Cross Street, Max worth Nagar Phase 2, CMDA vide: PPD/LO. No. 47/97 comprised in S. No. 92 part and S. No. 89/2 part (as per Patta No. 3102 in S. No. 92/9 and S. No. 89/50) of Kolapakkam village, Kundrathur – Taluk (formerly Sriperumbudur - Taluk), Kancheepuram District. measuring 3004.00 sq.mts. area being developed by **KAIZEN BUILDERS**.

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.

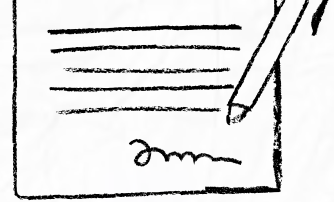
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Place: Chennai

Date: 29-01-2025


Yours faithfully,

T.BHARANITHARAN, M.E., C.Eng(I).
Registered Civil & Structural Engineer, CMDA
REGD NO: (RE/GR-II/19/05/166) & (SE/GR-II/19/04/036)
Mob: 9791776685 / Tel No: 044-79670563



our services doesn't just end there



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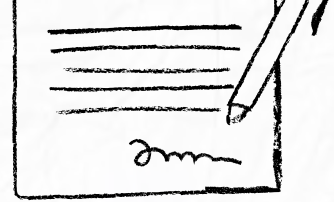
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Vastu & Property Management Tools

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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