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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	S.Nova and S.Aaron
Project Name	:	" GEM "-Plot No: 8, Annapoorna nagar, Samson Nagar,Chennai-600 060
Project Registration No.	:	TN/29/BUILDING/0421/2023 DATE.11.10.2023
Project Registration Date	:	11.10.2023
Project Completion Date	:	05.11.2024
Quarter Ending	:	Dec 2024

RERA Separate Bank A/c Details

Bank Name	:	CITY UNION BANK
Bank Branch	:	AMBATTUR
Bank A/c No.	:	510909010229051

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	NA
Amount withdrawn from the RERA A/c from the date of opening	:	NA
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative Nos. 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	NIL	NIL

12/12/24

	b) UDS Registered	NIL	NIL
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2. Furnish the details Flat-wise (Refer ANNEXURE A)

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	A1	NO	NO
2.	B1	NO	NO
3.	C1	NO	NO
4.	A2	NO	NO
5.	B2	NO	NO
6.	C2	NO	NO
7.	A3	NO	NO
8.	B3	NO	NO
9.	C3	NO	NO

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise 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

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1,75,59,849

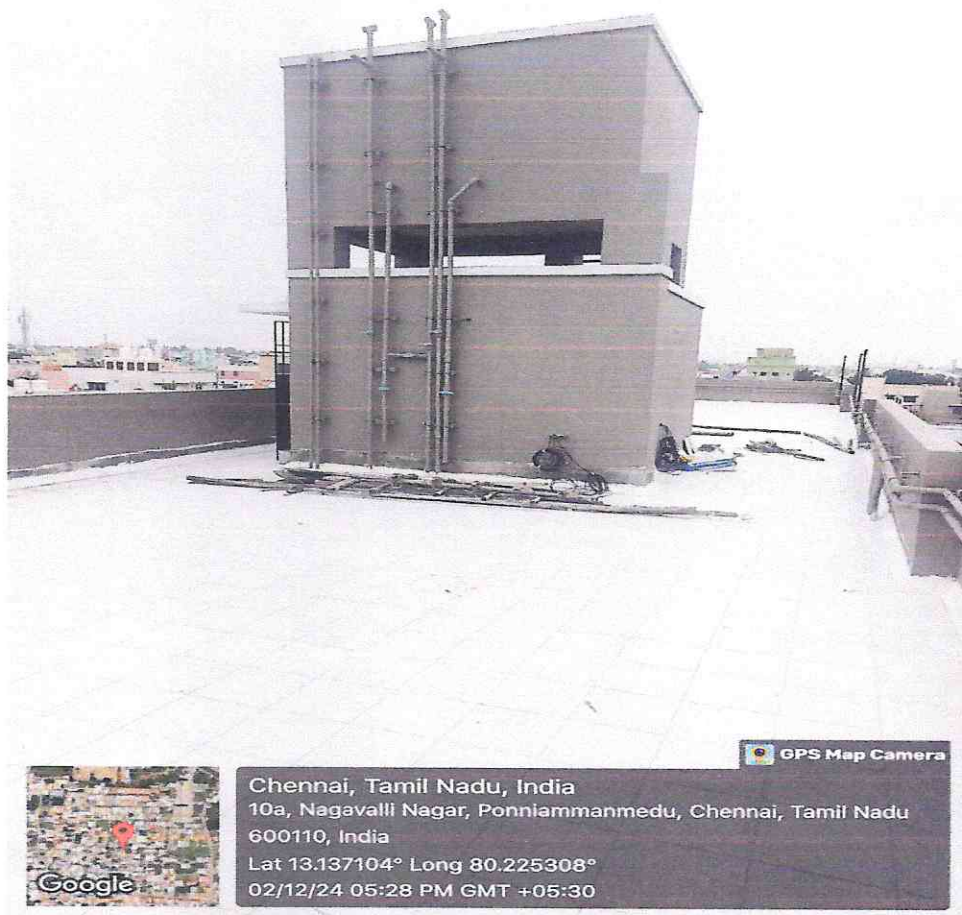
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2.	Percentage of completion of Common Amenities i) Physical	NA
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	NA

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

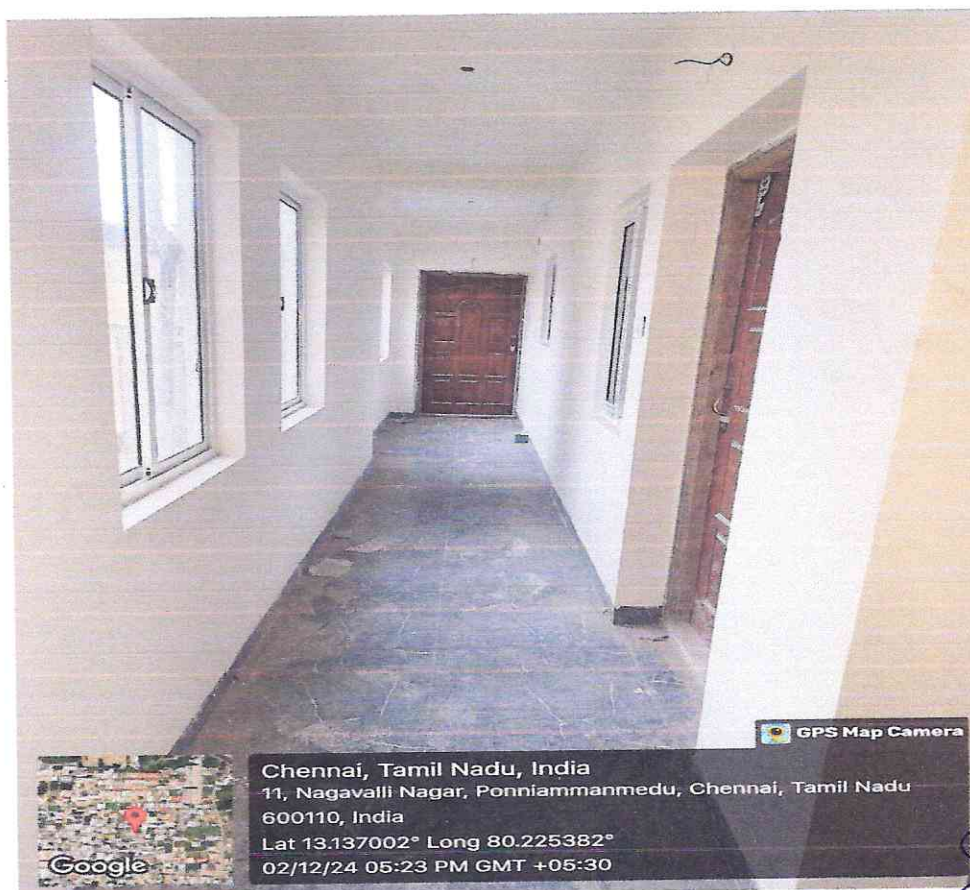
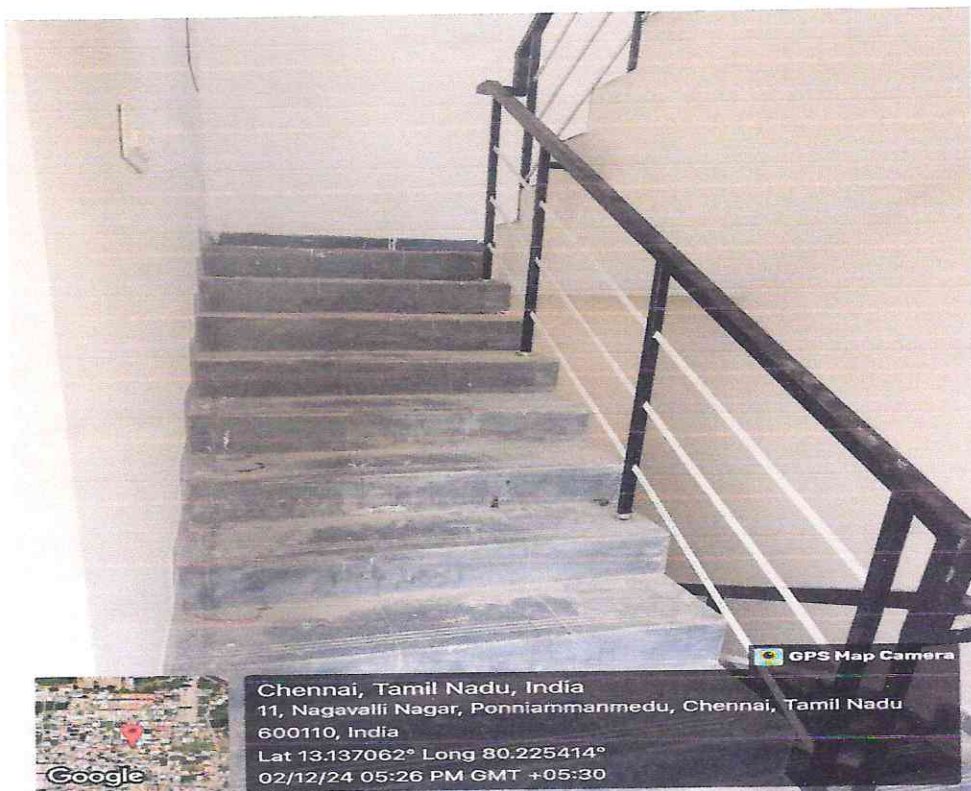
✓
✓
2A ✓

GEM PLOT NO:8
ANNAPOORNA NAGAR SAMSON NAGAR, MADHAVARAM CHENNAI



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GEM PLOT NO:8
ANNAPOORNA NAGAR SAMSON NAGAR, MADHAVARAM CHENNAI



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GEM PLOT NO:8
ANNAPOORNA NAGAR SAMSON NAGAR, MADHAVARAM CHENNAI



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GEM PLOT NO:8
ANNAPOORNA NAGAR SAMSON NAGAR, MADHAVARAM CHENNAI



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பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
Zonal Office -Madhavaram
Completion Certificate

From		To
The Zonal Officer, Greater Chennai Corporation, No.1, Thattankulam Street, Bazaar Road, Madhavaram, Chennai - 600 060	1	The Chairman, TANGEDCO, Anna Salai, Chennai - 600002
	2	The Managing Director, CMWSSB, N0.1,Pumping Station Road, Chintadripet, Chennai-600002

Z.O. CC/WDCN03/01082/2024

Dated: 27/09/2024

Sir/Madam,

Sub: Greater Chennai Corporation - Zonal Office - Madhavaram Completed the Construction of Residential/Commercial Building at Block No:80,Plot No:8 (Samson Nagar), Survey No:T.S.No: 74/205, ANNAPOORANI NAGAR , PONNIAMMANMEDU,PONNIAMMANMEDU(N029),MADHAVARAM(N029),Madhavaram, Chennai, 600060 within the limits of Chennai Corporation - Completion Certificate - Issued - Regarding.

Ref:

- 1.Planning Permission / Building Permit Issud by Greater Chennai Corporation vide No:PPA/WDCN03/11564/2022 and BA/WDCN03/03199/2023 dated : 10/12/2022
- 2.Completion Certificate Application online registration :CC/WDCN03/01011/2024 dated :27/09/2024
- 3.This office letter vide No:CC/WDCN03/01011/2024 dated 27/09/2024
- 4.Additional Charges remitted in Greater Chennai Corporation vide Challan No:N03/2024-25/13395

(1) This is to certify that Thiru. Mr S NOVA AND S AARON has completed the construction of Residential / Commercial building at Block No:80,Plot No:8 (Samson Nagar), Survey No:T.S.No: 74/205, ANNAPOORANI NAGAR , PONNIAMMANMEDU,PONNIAMMANMEDU(N029),MADHAVARAM(N029),Madhavaram, Chennai, 600060 within Greater Chennai Corporation limits sanctioned vide Planning Permission No:PPA/WDCN03/11564/2022 and Building Permit No:BA/WDCN03/03199/2023 dated: 10/12/2022. 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/WDCN03/01082/2024
Dated:05/11/2024

(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 provison 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 N
Thirumurugan
Date: 08-Nov-2024 (14:53:18)

Zonal Officer-Madhavaram
Greater Chennai Corporation



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- ❖ Govt. Regd. Valuers
- ❖ Realtors
- ❖ Structural Consultant
- ❖ Turnkey Contractors
- ❖ Property Developers

FORM-1A

Head Office : H-Block, No.1717, 10th Street,
15th Main Road, Anna Nagar, Chennai - 600 040
Phone : +91 44 4276 4992
Mobile : +91 72000 77999 / +91 93809 77999
Email : info@ramsonassociates.com / ramson014@yahoo.com
Web : www.ramsonassociates.com

ARCHITECT'S CERTIFICATE

Date:10.01.2025

To

**Mr.S.Nova, & Mr.S.Aaron,
No.8.Annapoorani Nagar,
Madhavaram,
Chennai-600 060.**

Subject: Certificate of Completion of Construction Work of Residential Building One Block of the Building of the Project (**TNRERA Registration Number TN/29/Building/0421/2023 dated 11.10.2023**) Situated on the Land bearing Survey no.1251/1,as per patta S.No.1251/1Apt,Plot no.8 Annapoorna Nagar,Samson Nagar, Chennai-600060, demarcated by its boundaries(North by : 6 Mtr Wide Common Passage, South by : Vacant Land, East by : Ts No: 74/2, West by : Plot No.7) Madhavaram Village, Madhavaram Taluk, Chennai District,PIN-600 060 measuring 387.66sq.mts. area being developed by **Mr.S. Nova & Mr.S. Aaron.**

Sir,

I/We M/s RAMSON ASSOCIATES Prop,Mr.RAMAPRABHU have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **"GEM"** Building/ Single Block/Tower of the Building situated on the plot No.8. Survey no.1251/1,as per patta S.No.1251/1Apt,Plot no.8 Annapoorna Nagar,Samson Nagar, Chennai-600060, Madhavaram Village, Madhavaram Taluk, Chennai District, PIN600 060, measuring 387.66 sq.mts. area, developed by **Mr.S. Nova & Mr.S. Aaron.**

2. Following technical professionals have been appointed by Owner/Promoter:

- (i) **M/s Thiru. Rama Prabhu** as Architect/Engineer
- (ii) **M/s Thiru. Packiaraj** as Structural Consultant
- (iii) **M/s Thiru. Anandhan** as Site Engineer

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 **"GEM"** Building/Block of the 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 **"GEM"** Building/Block of the Building is granted Completion Certificate bearing number CC/WDCN03/01082/2024 dated 15.11.2024 by Greater Chennai Corporation.

Yours Faithfully,

Signature & Name

S. RAMAPRABHU
Registered - Engineer Grade III(CE)
REG No: EE301432824
Registered Construction Engineer (CE)
CMAA - CE / 1903/030
H - Block, No: 1715, 17th Street, 17th Main Road,
Anna Nagar, Chennai - 600 040.
-Ph : 98409 31799

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 "**GEM**" of the building comprising of **Stilt +3 floors, (9 units)** situated in **Plot No. 8, Annapoorna Nagar, (Samson Nagar, Chennai - 600 060, Comprised in Survey No.1251/1, as per Patta S.No.1251/1Apt, Ward -D, Block No.80, T.S.No.74/205 Madharavan Village, Madhavaram 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.

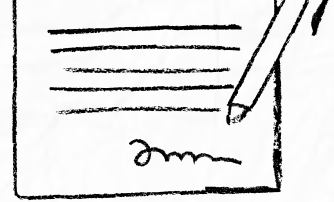
Further after the detailed inspection of the building, it is certified that the Constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,


P. PACKIARAJ, 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, Chennai
 Phone No: +919962529802

**Signature, Name and seal
of the Registered Structural Engineer**

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



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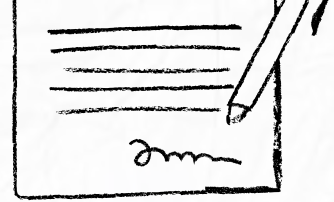
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Property Documentation & Workflow Tools

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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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