

Project - Quarterly Progress Report

Promoter's Name	:	PUSHKAR PROPERTIES (P) LTD
Project Name	:	PUSHKAR'S SARALOGAVENI
Project Registration No	:	TN/29/Building/0311/2018 dt.4.10.2018
Quarter Ending	:	December 2019

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1	1
2.	Parking Lots	1	1
3.	UDS Registered in Sq.m.	63.87	63.87

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	95%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.254.00 lakshs

C. Details of Clearances

1. Completion Certificate No. EC/C-II/17932/2019 dated 20.11.2019 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) N.A. (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ATTACHED (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

PUSHKAR'S SARALOGAVENI

**Old No. 13, New Door No. 27, Krishna Street, T. Nagar,
Chennai - 600 017.**

TN/029/BUILDING/0311/2018



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TN/029/BUILDING/0311/2018



Feb 14, 2020 12:37:18 PM



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V.Srinivasan. aia.,

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail :

srinivasanvkm@gmail.com

FORM-4

ARCHITECT'S CERTIFICATE

Date: 14.02.2020

To

Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai - 600 102.

Subject: Certificate of Completion of Construction Work of **"PUSHKAR'S SARALOGAVENI"**, Old No. 13, New Door No. 27, Krishna street, T. Nagar, Chennai - 600 017, comprised in T. S. No. 6490, Block No. 140, situated at T. NAGAR Village No. 8 Guindy Taluk, Chennai District.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of **"PUSHKAR'S SARALOGAVENI"**, RERA REGISTRATION No. **TN/29/Building/0311/2018** dated 04.10.2018, Old No. 13, New Door No. 27, Krishna street, T. Nagar, Chennai - 600 017, comprised in T. S. No. 6490, Block No. 140, situated at T. NAGAR Village No. 8 Guindy Taluk,

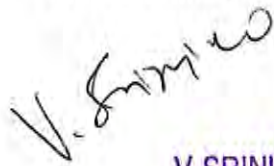
Chennai District, measuring 509.20 sq. mt. area being developed by **Pushkar Properties (P) Ltd**, Old No.3, New No.51, "F" Block, 2nd Main Road, Annanagar East, Chennai – 600 102.

2. Following technical professionals are appointed by Promoter:

1.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas & Associates P-47/1, 17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.1/19/03/074
2.	Structural Consultant Firm Name & Address Registration Details Certified in PP Application	Dr. Alex Jacob M/s. United Consultants, 41/A, Beach Road, Kalakshetra Colony, Chennai – 600 090 433 SE/GR-1/19/02/001

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that Building/ Block of the Building has been completed in all aspects. The Building is granted Completion Certificate bearing number **EC/C-II/17932/2019 dated 20.11.2019** by CMDA.

Yours Faithfully,



V. SRINIVASAN, AIIA,
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1, 17th Street Anna Nagar
Chennai-600 040. Ph: 2628 6529



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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 Managing Director,
CMWSSB, No.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No.EC/C-II/17932/2019

Dated: 20-11-2019

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt + 4 floors Residential building with 8 dwelling units at Door No.27, Krishna Street, Thiagaraya Nagar, Chennai – 600 017, Old R.S. No.118/2 (Part), 118/3 (Part) T.S. No.6490, Block No.140 of Thiagaraya Nagar Village, Chennai, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA Planning Permission was issued in P.P. No.B/Spl.Bldg./180/2018, dated 06.08.2018 in Letter No.BC1/2170/2018, dated 06.08.2018, Planning Permit No.12189
 2. CC application dated 24.10.2019
 3. This office letter even no. dated 12.11.2019 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0014842, dated 14 .11.2019.

This is to certify that Thiru P. Kruthivas, Director, M/s. Pushkar Properties Pvt. Ltd (GPA of Tmt. Renuka Gopal & 5 others) have constructed of Stilt + 4 floors Residential building with 8 dwelling units at Door No.27, Krishna Street, Thiagaraya Nagar, Chennai – 600 017, Old R.S. No.118/2 (Part), 118/3 (Part) T.S. No.6490, Block No.140 of Thiagaraya Nagar Village, Chennai, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./180/2018, dated 06.08.2018 in Letter No.BC1/2170/2018, dated 06.08.2018, Planning Permit No.12189. 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 C.C.No.EC/Central-II /295 /2019, dated:20 -11-2019.

/pta/

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.

Yours faithfully,

P. Ramesh Babu
21/11/2019
for MEMBER-SECRETARY

P.
21/11/19

Copy to:

- 1 Thiru P. Kruthivas
Director
M/s. Pushkar Properties Pvt. Ltd
(GPA of Tmt. Renuka Gopal & 5 others)
Old No.3, New No.51, 2nd Main Road
F Block, Anna Nagar East
Chennai - 600 102
- 2 The Chairperson, TNRERA
CMDA - Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
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:

- (i) The Original Cash Receipt for the Security Deposit shall be 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.