

Project - Quarterly Progress Report

Promoter's Name	:	G.R.NATARAJAN &CO
Project Name	:	" GRN GOVINDHAM"
Project Registration No	:	TN/29/BUILDING/0164/2020
Quarter Ending	:	(DECEMBER) Year 2021

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)	Total 10 flats Owner share is 4 flats Builder share is 6 flats. 6 flats are Sold out and Registration of UDS done details Enclosed separate sheets	Separate sheet enclosed
2.	Parking Lots	10 Nos	
3.	UDS allotted in For builder share	58.28%	
	UDS for Land owner share	41.72%	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	SINGLE BLOCK	completed
2.	Status of common Amenities for each Block/Tower, Item wise		completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Incurred Rs.320 Lakhs

C. Details of Clearances

1. Completion Certificate No.-Enclosed
2. Compliance Report, if any –Form-4
3. Annual Audit Report of Special Account in Form 7
4. **D. Latest Photo with Date (Atleast from 2 angles) --- Enclosed**

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

G.R. NATARAJAN & CO.,
No.1, Jawaharlal Nehru Street,
T. Nagar,
Chennai - 600 017.

For **G.R. NATARAJAN & CO.,**
Asant
Partner

ALLOTTEES LIST

GRNs "GOVINDAM" APARTMENTS

DOOR NO.5/571, PLOT NO.41, SATHSANGAM STREET , MADIPAKKAM, CHENNAI – 600 091

Total No. of Flats: 10 Flats

LAND AREA- 4843.80 SQFT

S.NO	NAME	Floor & Flat No	UDS %	UDS IN SQFT	FLAT AREA IN SQFT
1.	R.VENKATESAN	First Floor Flat No. 1-A	10.86	526.03	1355
2.	Mr.T.R.VENKATASUBRAMANIAN & Mrs.SAVITHA . R	First Floor Flat No. 1-B	9.14	442.72	1140
3.	R.VENKATESAN	Second Floor Flat No. 2-A	10.86	526.03	1355
4.	R.VENKATESAN	Second Floor Flat No. 2-B	9.14	442.72	1140
5.	R.VENKATESAN	Third Floor Flat No. 3-A	10.86	526.03	1355
6.	Mr.ESHWAR ARUNACHALAM & Mrs.KRISHNAPRABHA . A	Third Floor Flat No. 3-B	9.14	442.72	1140
7.	Mrs.G.H.ARCHANA & Mr.H.SANKARANARAYANAN	Fourth Floor Flat No. 4-A	10.86	526.03	1355
8.	Mr.H.SRINIVASAN & Mrs. MANGALAMBIKA SRINIVASAN	Fourth Floor Flat No. 4-B	9.14	442.72	1140
9.	Mr.ADITYA IYER & Mrs.CHANDRIKA SAMBAMURTHY	Fifth Floor Flat No. 5-A	10.86	526.03	1355
10.	Mr.V.VIGNESH & Mrs.TV.ARTHI	Fifth Floor Flat No. 5-B	9.14	442.72	1140

G.R. NATARAJAN & CO.,
No.1, Jawaharlal Nehru Street,
T. Nagar,
Chennai - 600 017.

For **G.R. NATARAJAN & CO.,**

Asam
Partner











CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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 Managing Director, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0043/2021

Dated:11.03.2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt floor + 5 Floors Residential building with 10 dwelling units availing Premium FSI at Plot No.41, Door No.5/571, Sath Sangam Street, Madipakkam, Chennai - 600 091, in Old S.No.247/9A9, S.No.247/7F (Doc.), New S.No.247/73 (patta) of Madipakkam B Village (Erstwhile Porundavakkam) within the Greater Chennai Corporation Limit – Applied for Completion Certificate – Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission No. B/NHRB/185/2019, Permit No.12668 in Letter No PP/SB/S/0396/2019 dated 07.08.2019.
 2. Completion Certificate Application from Thiru.N.Sai Ram, GPA of Thiru.R.Venkatesan, dated 23.02.2020.
 3. This office D.C.letter No.CMDA / CC / NHRB/ S / 0043 / 2021 dated 08.03.2021.
 4. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C101036 dated 09.03.2021.
 5. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru.N.Sai Ram, GPA of Thiru.R.Venkatesan, has constructed Stilt floor + 5 Floors Residential building with 10 dwelling units availing Premium FSI at Plot No.41, Door No.5/571, Sath Sangam Street, Madipakkam, Chennai - 600 091, in Old S.No.247/9A9, S.No.247/7F (Doc.), New S.No.247/73 (patta) of Madipakkam B Village (Erstwhile Porundavakkam) within the Greater Chennai Corporation Limit – Applied for Completion Certificate sanctioned vide CMDA Planning Permission B/NHRB/185/2019, dated.07.08.2019, Permit No.12668 in Letter No PP/SB/S/0396/2019 dated 07.08.2019. It 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 55 /2021 dated 11.03.2021.

3. 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. 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 4th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

 11/3/2021

for MEMBER-SECRETARY

Copy to:

1. Thiru.N.Sai Ram,
GPA of Thiru.R.Venkatesan,
No.1, Jawaharlal Nehru Salai,
T.Nagar,
Chennai – 600 017.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.

(TNRERA Project Registration
No.TN/29/Building/0164/2020 dated
05.06.2020)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit for
Building and Display Board Septic
Tank)

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.

V.SRINIVASAN. AIIA.,

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

07.06.2021

To

M/s. G. R. Natarajan & Co.,
No. 1, Jawaharlal Nehru Street,
T. Nagar, Chennai – 600 0017.

Subject: Certificate of percentage of Completion of Construction Work of quarterly Single Block of the Project of (**GRN GOVINDHAM**) for Construction of single building for the plotted project, (TNRERA Registration Number TN/29/Building/0164/2020, dated 05.06.2020), situated on the RESIDENTIAL BUILDING WITH 10 DWELLING UNITS STILT PLUS FIVE FLOORS AT PLOT NO.41, DOOR NO.5/571, SATHSANGAM STREET, MADIPAKKAM, CHENNAI – 600091. COMPRISING IN NEW S.NO.247/73 (as per Patta), OLD SURVEY NO.247/9A9, 247/7F (Doc) OF MADIPAKKAM VILLAGE, (ERSTWHILE PERUNDAVAKKAM VILLAGE), SHOLINGANALLUR TALUK, CHENNAI DISTRICT – 600 091, measuring 450 Sq.mts., area being developed by M/s. G. R. Natarajan & Co.,

Ref: C. C. No. EC/South –II/55/2021, dated 11.03.2021

Sir,

I, V. Srinivasan have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of single Block of the project, situated on the RESIDENTIAL BUILDING WITH 10 DWELLING UNITS STILT PLUS FIVE FLOORS AT PLOT NO.41, DOOR NO.5/571, SATHSANGAM STREET, MADIPAKKAM, CHENNAI – 600091. COMPRISING IN NEW S.NO.247/73 (as per Patta), OLD SURVEY NO.247/9A9, 247/7F (Doc) OF MADIPAKKAM VILLAGE, (ERSTWHILE PERUNDAVAKKAM VILLAGE), SHOLINGANALLUR TALUK, CHENNAI DISTRICT – 600 091, measuring 450 Sq.mts., area being developed by M/s. G. R. Natarajan & Co., as per the approved plan.

1. Following technical professionals are appointed by Promoter:

- (i) Mr. V. Srinivasan as Architect
- (ii) Mr. S. Narasimhan as Structural Consultant
- (iii) Not Applicable (MEP Consultant)
- (iv) Mr. S.Kumaresan as Site Supervisor



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 : srinivasankm@gmail.com

.2.

Based on site inspection by undersigned on 30.04.2021 date and with respect of the building as the case may be of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the percentage of work done for the block of the Real Estate Project as registered vide number TN/29/Building/0164/2020, dated 05.06.2020 under TNRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.

TABLE - A
Single Block

Sl. No.	Tasks / Activity	Percentage of work done
1.	Excavation	Completed
2.	Single Block number of Basement(s) and plinth	Completed
3.	Number of Podiums	NA
4.	Stilt Floor	RCC Structure Completed
5.	Number of Slabs of Super Structure	All roof Slabs Completed
6.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors and Windows to each of the Flat/ Premises	Internal Plastering 100% Completed
7.	Sanitary Fittings within the Flat / Premises	100%
8.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircase and Lifts, Overhead and Underground Water Tanks	Completed
9.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Block/Tower	100%



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

.3.

10.	Installation of lifts, water pumps, Fire Fighting fittings and Equipment as per CFO NOC, Electrical fittings to common Areas, electro, mechanical equipment, compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other requirements as may be required to obtain Completion Certificate	100%
-----	--	------

TABLE – B

Internal & External Development Works in respect of the entire Registered Phase

Sl. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
1.	Internal Roads & Footpaths	NA	NA	NA
2.	Water Supply	NA	NA	NA
3.	Sewerage (Chamber, lines, Septic Tank, STP)	NA	NA	NA
4.	Storm Water Drains	NA	NA	NA
5.	Landscaping & Tree Planting	NA	NA	NA
6.	Street Lighting	NA	NA	NA
7.	Community Buildings	NA	NA	NA
8.	Treatment and disposal of sewage and sullage water / STP	NA	NA	NA
9.	Solid Waste Mangament & Disposal	NA	NA	NA
10.	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	NA	NA	NA
11.	Energy Management	NA	NA	NA



V.Srinivasan. aiaa.,

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

.4.

12.	Fire Protection and Fire Safety Requirements	NA	NA	NA
13.	Electrical Meter Room, Sub-station, Receiving Station	NA	NA	NA
14.	Others (Option to Add more)	NA	NA	NA

Yours Faithfully,

V. Srinivasan

V.Srinivasan. aiaa.,

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755

V. SRINIVASAN, AIA,
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