

Project - Quarterly Progress Report



Promoter's Name	:	CLAPS Property Developers LLP
Project Name	:	CLAPS SPECIAL CHILDREN COMPLEX
Project Registration No	:	TN/02/Building/2022/2020 dt 23.01.2020
Quarter Ending	:	(March / June / September / December) Year 2023

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) 56.6 SM - 4 Nos 56.7 SM - 6 Nos 57.2 SM - 6 Nos 57.3 SM - 4 Nos 58.3 SM - 10 Nos 59.3 SM - 10 Nos 71.5 SM - 2 Nos 71.6 SM - 2 Nos 72.4 SM - 2 Nos 73.4 SM - 2 Nos	48 Nos	2892.6 Sq. m. (SM)
2.	Parking Lots	48 Open Car Parking Slots	
3.	UDS Registered in Sq.m.	48 Units	21307.2 Sq.m (SM)

103

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	(1) FDU Blocks A,B,C & D (2) Family Dining Block (3) Staff Dormitory Block (4) RL 1-7 Blocks	All works Completed All works Completed All works Completed All works Completed
2.	Status of common Amenities for each Block/Tower, Item wise	(1) STP & WTP (2) Security Cabin, Shop & EB Room (3) Compound Wall & Sump	All works Completed All works Completed All works Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1970 Lakhs (100%)

C. Details of Clearances

1. Completion Certificate No. 913/2022/12.05.2022 (only CC No. in Text Format)- Attached
2. Compliance Report, if any (Kindly Specify) Nil (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 - Attached

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

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



Dormitory



Common Dining Hall

① 2



Office Rooms



RL Building - view 1

13



WTP & STP



RL Building - view 2



Oct 17,2023 11:26:17 AM

FDU A & D Blocks



Oct 17,2023 11:23:45 AM

FDU B & C Blocks

55

COMPLETION CERTIFICATE.

From.	To.
Tmt.P.Kavitha, B.E., M.Plan., Deputy Director /Assistant Director (i/c), District Town & Country Planning Office, Thiruvallur District, No.43/397A, 2 nd Floor, Annai Indira Gandhi Salai, Rajajipuram Part - II, Thiruvallur - 602 001. Ph : 044-29595440 email-dtceptiruvallur@gmail.com.	1. The Executive Engineer, TANGEDCO, Kancheepuram 2. The Executive Engineer, TWAD Board, Chennai.

Roc.No.913/2022/Thiruvallur-2, Dated. .05.2022.

Sir,

Sub: O/o.The District Town & Country Planning- Thiruvallur District – Completed Construction Partially – Group Development – Special Children Homes + Ground Floor + 2 Floors – S.No.122/2, 123/1C2, 124/3, 125/2, 3, 4, 126/2pt, 3pt & 4Pt-of Neyveli Village, Thiruvallur Taluk, Tiruvallur District – Partial Completion Certificate – Issued Regarding.

- Ref:
1. The Director of Town and Country Planning Chennai- 02 Proceedings No.10422/2019/TCP 7, Date.15.10.2019.
 2. Assistant Director of Town and Country Planning, Tiruvallur Region, Proceedings No.2063/2019/TVR2. Dated 07.11.2019
 3. Completion Certificate Application, received from M/s.CLAPS Property Developers LLP., dated.18.04.2022.
 4. Director /Fire & Rescue Services, Tamil Nadu
D.Dis.No.1804/2022, Date.07.03.2022.
 5. Infrastructure and Amenities Charges remitted in DTC receipt No.TNT09, Dated:17.10.2019.
 6. G.O.(Ms)No.53, Housing and Urban Development (UD-4(3) Department, Dated:16.04.2018.
 7. G.O.(Ms)No.18, Municipal Administration and Water supply (MA1) Department, Dated:04.02.2019.
 8. G.O.(Ms)No.16, Municipal Administration and Water supply (MA1) Department, Dated:31.01.2020.

This is to certify that M M/s.CLAPS Property Developers LLP., have constructed Group Development of Multi Storied Building for Stilt + Special Children Homes + Ground Floor + 2 Floors – S.No.122/2, 123/1C2, 124/3, 125/2, 3, 4, 126/2pt, 3pt & 4Pt-of Neyveli Village, Thiruvallur Taluk, Tiruvallur District Originally, Consent has been accorded by the Director of Town and Country Planning, Chennai-2 vide his proceedings 1st cited above for grant of planning permission for construction of some other buildings including the above mentioned block, Consequent to the order 1st cited above, Planning permission/ Technical Clearance had been issued vide this Office Proceedings No: 2063/2019/TVR2, Dated.07.11.2019 2nd cited

above. The site was inspected and observed that the building block A5 has been completed as per approved plan and satisfied the norms for issue of Partial Completion Certificate.

2. Accordingly Partial Completion Certificate is issued for the above block E,G,H,I,L,M,N in CC No.02 /2022, Dated.12.05.2022.

3. Partial Completion Certificate is issued to the block details of completed construction are as follows.

Block	Description	F.S.I Area in Sq.m	Non F.S.I Area in Sq.m	Total Area in Sq.m
A	Residential Building			
	Ground Floor	400.16	4.48	404.64 - 04 Dwelling
	First Floor	371.59	-	371.59 - 04 Dwelling
	Second Floor	371.59	-	371.59 - 04 Dwelling
	Total	1143.34	4.48	1147.82
B	Ground Floor	403.34	-	403.34 - 04 Dwelling
	First Floor	371.60	-	371.60 - 04 Dwelling
	Second Floor	371.60	-	371.60 - 04 Dwelling
	Total	1146.54	-	1146.54
C	Ground Floor	403.34	-	403.34 - 04 Dwelling
	First Floor	371.60	-	371.60 - 04 Dwelling
	Second Floor	371.60	-	371.60 - 04 Dwelling
	Total	1146.54	-	1146.54
D	Ground Floor	400.16	4.48	404.64 - 04 Dwelling
	First Floor	371.59	-	371.59 - 04 Dwelling
	Second Floor	371.59	-	371.59 - 04 Dwelling
	Total	1143.34	4.48	1147.82
E	Electrical Panel Room, Genset, Toilet.	-	61.62	61.62
G	Family & AC Dining Ground Floor	228.18	-	228.18
H	Staff & Dormitory Ground Floor	122.52	-	122.52
I	Toilet Ground Floor	-	9.70	9.70
L	Activity Centre			
	Ground Floor	1247.28	140.84	1388.12
	First Floor	1372.42	140.84	1513.26
	Second Floor	1372.42	140.84	1513.26
N	Security Ground Floor	-	12.29	12.29
	Grand Total	8922.58	515.09	9347.67

59

4. The partial completion certificate is issued in accordance with the provisions of the Town and 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 Local Body Acts. The Partial Completion Certificate issued under Regulation No.12 of the Development Control Regulations, 2010 does not cover the Structural Stability aspect. It is the sole responsibility of the applicant / Developer / Power Agent and the Structural Engineer / Licensed Surveyor / Architects, Who have Signed in the Plan to ensure the Safety after Construction and also for its continued Structural Stability of the Buildings.

Yours Faithfully,

Signature
12/05/22

Deputy Director /Assistant Director (i/c)
District Town & Country Planning Office,
Tiruvallur District.

12/05/22

Copy to:

1. M/s.CLAPS Property Developers LLP.,
New No.301, Old No.H50/5,
Harmony Emerald,
South Avenue, Kamaraj Nagar,
Thiruvanmiyur, Chennai - 600 041.
2. The Chairperson, TNRERA, CMDA- Tower-II (1st Floor)
No.1-A, Gandhi Irwin Bridge Road,
Egmore, Chennai- 600 008.

ARCHITECT 'S CERTIFICATE

To,
M/s.CLAPS Property Developers LLP.,
New No.301, Old No. H50/5,
Harmony Emerald,
South Avenue, Kamaraj Nagar,
Thiruvanmiyur, Chennai-600 041.

Date: 08.08.2023

Subject: Certificate of Completion of Construction Work of Residential Building complex situated on the plot bearing Survey nos. 122/2, 123/1C2, 124/3, 125/2,3,4, 126/2PT, 3PT, 4PT demarcated by its boundaries 13.2096 to the North to the South 79.9110 to the East to the West of Neyveli Village, Tiruvallur Taluk, Tiruvallur District, Pincode-602203, measuring 9347.67 Sq.mts.

Ref: RERA Registration Number: TN/02/Building/0022/2020 dt 23.01.2020

Sir,


We, TSO Design Commune Pvt Ltd., have undertaken assignment as Architect of certifying completion of Construction Work of Residential Building complex situated on the plot bearing Survey nos. 122/2, 123/1C2, 124/3, 125/2,3,4, 126/2PT, 3PT & 4PT at Neyveli Village, Tiruvallur Taluk, Tiruvallur District, PIN- 602203. measuring 9347.67 Sq.mts.

2. Following technical professionals are appointed by CLAPS Property Developers LLP
- (i) Mr.L.Sattanathan-Architect, TSODC as Architect/ Engineer.
 - (ii) Mr.Inbarajan, Bourn Consultants as Structural Consultant.
 - (iii) Mr. Devaraj, D& D Consultant, as Plumbing Consultant.
 - (iv) Mr. Gnanasekaran, as Electrical Consultant.
 - (v) Mr.Asai Muthu, as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, We hereby certify that Residential Building complex has been completed in all aspects. The Residential Building is granted completion certificate bearing number CC.No.02/2022 Dated 12.05.2022 by DTCP.

Yours Faithfully,

For TSO DESIGN COMMUNE PVT LTD


L.SATTANATHAN
Architect.

CA/94/17056