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Project - Quarterly Progress Report

Promoter's Name	:	Sreerosh Properties P LTD
Project Name	:	Sreerosh Astrea
Project Registration No	:	TN/29/BUILDING/0003/2020
Quarter Ending	:	(March / June / September / 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)	5A	5605 SQFT 1B,2B,3A & 5A
2.	Parking Lots	1	9
3.	UDS Registered in Sq.m.	NIL	408.43 SQMT

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	NA	NA

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

C. Details of Clearances

1. Completion Certificate No. **CC NO EC/NORTH I/265/2021**(only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NA (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 To be submitted (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) Enclosed (in PDF F

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 06.10.2021

To,
The Chairperson TNRERA,
Gandhi Irwin Road,
Egmore,
Chennai - 600008

Subject: Certificate of Completion of Construction Work of Sreerosh Astrea Building single Block of the Building of the Project (TNRERA Registration Number TNRERA/7159/2019 AND REGISTRATION No TN/29/BUILDING/0003/2020 letter dated 28.12.2020 and 03.01.2020) situated on the Plot bearing Survey No./Plot No./Door No Old No 108, New No 30, Medavakkam Tank Road, Kilpauk, Chennai – 10, demarcated by its boundaries (latitude and longitude of the end points) 13.089481.80, 241021, Kuppammal property and Venkatesan Maistry house to the North, to the South Kuppammal property and Kanniah maistry house, to the East Medavakkam Tank Road, to the west common passage, Division 74 Village Purasaiwakkam Chennai PIN 600010 measuring 462.65 sq.mts. area being developed by Sreerosh Properties P LTD

Sir,

I K.Sajith Nair have undertaken assignment as Architect of certifying completion of Construction Work of Sreerosh Astrea Building/Block/Tower single of the Building situated on the Plot No./Survey No./Door No. Old No 108, New No 30, Medavakkam Tank Road, Kilpauk, Chennai – 10 of Division 74 Village Purasaiwakkam Chennai PIN 600010 measuring 462.65 sq.mts. area being developed by Sreerosh Properties P LTD



SAJITH & VIVEK

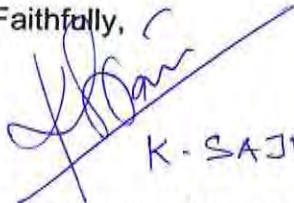
ARCHITECTS LLP

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

- (i) M/s/Thiru/Tmt. K.Sajith Nair as Architect
- (ii) M/s/Thiru/Tmt. P.Raman as Structural Consultant
- (iii) M/s/Thiru/Tmt. Salil (Sumanam Engineering Services) as MEP consultant
- (iv) M/s/Thiru/Tmt. O.Nishant Mithra as Site Supervisor/clerk of works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Sreerosh Astrea Building/ Block of the Building has been completed in all aspects. The Single Block of the Building is granted Completion Certificate bearing number CMDA/CC No EC/North-I/265/2021 dated 27.09.2021 by Chennai Metropolitan Development Authority.

Yours Faithfully,



K. SAJITH NAIR.

Signature & Name (IN BLOCK LETTERS) of Architect with (License No.)

Ar. K. SAJITH NAIR, B.Arch.

CA/94/17689

SAJITH & VIVEK
ARCHITECTS LLP

Riviera Apartments"

No.8/16, Crescent Avenue Road,

Gandhi Nagar, Adyar,

Chennai - 600020. Phone : 24420026

CMDA. Reg No RA/Gr.I/19/02/005





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, TANGHIDCO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director,
CMWSSB, No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Dated: 27-09-2021

Letter No.CMDA/CC/NHRB/N/239/2021

Sir,

Sub: CMDA Enforcement Cell (North-I) Completed construction of Stilt floor + 4 floors + 5th Floor (part) Residential Building with 9 dwelling units at Old Door No.108, New Door No.30, Medavakkam Tank Road, Kilpauk, Chennai-10 in R.S.No.3170/8 & 3170/14, Block No.55, of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate Issued - Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/391/2019, in letter No. PP/SB/N/219/2019 dated 18.11.2019 in Planning Permit No. 12974 with Premium FSI.
 2. Completion Certificate Application received from the applicant on 18.08.2021.
 3. This office letter even no. dated 20.09.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020031, dated 22.09.2021.
 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 M/s.Sreedrosh Properties (P) Ltd., Rep. by its Managing Director, Thiru.P.Sreedharan,GPA for GPA for G.Bhanumathy & G.Revathy have constructed Stilt floor + 4 floors + 5th Floor (part) Residential Building with 9 dwelling units at Old Door No.108, New Door No.30, Medavakkam Tank Road, Kilpauk, Chennai-10 in R.S.No.3170/8 & 3170/14, Block No.55, of Purasawalkam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No B/NHRB/391/2019, in letter No. PP/SB/N/219/2019 dated 18.11.2019 in Planning Permit No. 12974 with Premium FSI 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 and TNCDBR rules, 2019.

2 Accordingly Completion Certificate

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

Shank
28.9.2021
for MEMBER-SECRETARY

Copy to:

- 1 M/s. Sreerosh Properties (P) Ltd.,
Rep. by its Managing Director,
Thiru.P.Sreedharan,
GPA for G.Bhanumathy & G.Revathy,
No.97, 2nd Floor, Sreerosh Centre,
New Avadi Road,
Kilpauk, Chennai-10.

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

TNREIRA registration certificate of project Form 'C' No.TNREIRA/7159/2019 and registration No.TN/29/Building/0003/2020 dated 03.01.2020. The registration shall be valid till 31.12.2021.

- 3 The Deputy Financial Analyst
Finance Division, CMDA, Chennai.
- 4 The System Analyst, Computer Cell, CMDA,
(to update Webpage)

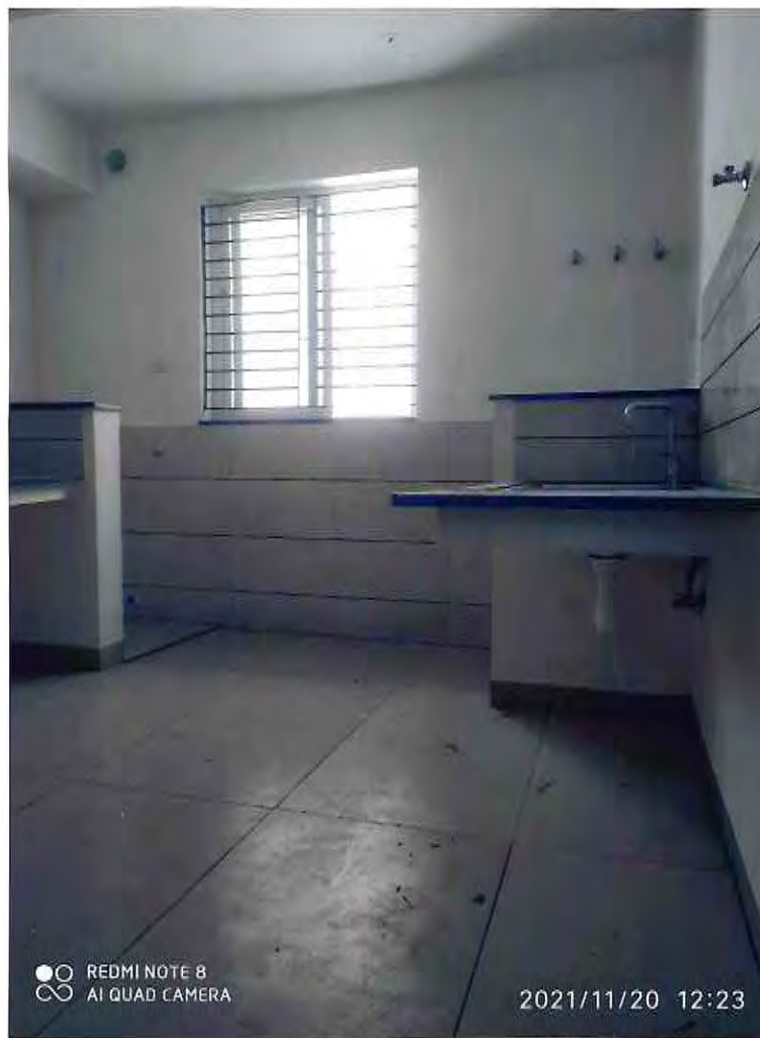
(For Refund of SD for building & DB)

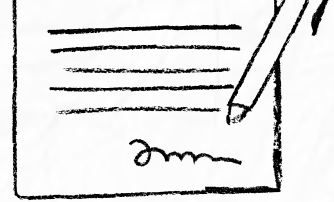
Note:

- (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.









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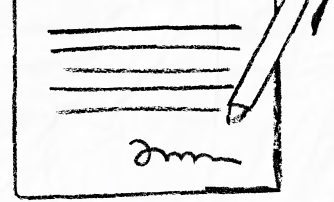
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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