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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/S ASSOCIATED ENGINEERING CONCERNS
Project Name	:	AEC GANESH COMPLEX
Project Registration No.	:	TN/29/Building/0185/2022
Project Registration Date	:	24/05/2022
Project Completion Date	:	23/02/2024
Quarter Ending	:	(March/June/September/December) Year 2024

RERA Separate Bank A/c Details

Bank Name	:	City Union Bank
Bank Branch	:	Nanganallur
Bank A/c No.	:	510909010180862

Amount collected from the allottees and deposited in the RERA A/c	:	Rs.5,91,97,290/-
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	Rs.5,91,97,290/-
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. 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	4 Nos	359.85 Sq.m
	b) UDS Registered	4 Nos	165.79 Sqm

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9. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	105	yes	yes
2.	205	yes	yes
3.	305	yes	yes
4.	405	yes	yes
5.	505	No	No

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	N.A.	N.A.
3.	Status of other Common Amenities as indicated in the Construction Agreement	N.A.	N.A.

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	100 % completed Rs.885.26 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	N.A.

C. Latest Colour Photo of all ~~Blocks/Tower~~ elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) – Enclosed (in PDF Format)


Signed by Chartered Accountant



For ASSOCIATED ENGINEERING CONCERNS


Partner

Signed by Promoter

Quarterly Progress Report

Promoter's Name	:	M/S ASSOCIATED ENGINEERING CONCERNS
Project Name	:	AEC GANESH COMPLEX
Project Registration No	:	TN/29/Building/0185/2022
Quarter Ending	:	March 2024

PHOTOS TAKEN ON 06/02/2024



OF ASSOCIATED ENGINEERING CONCERNS

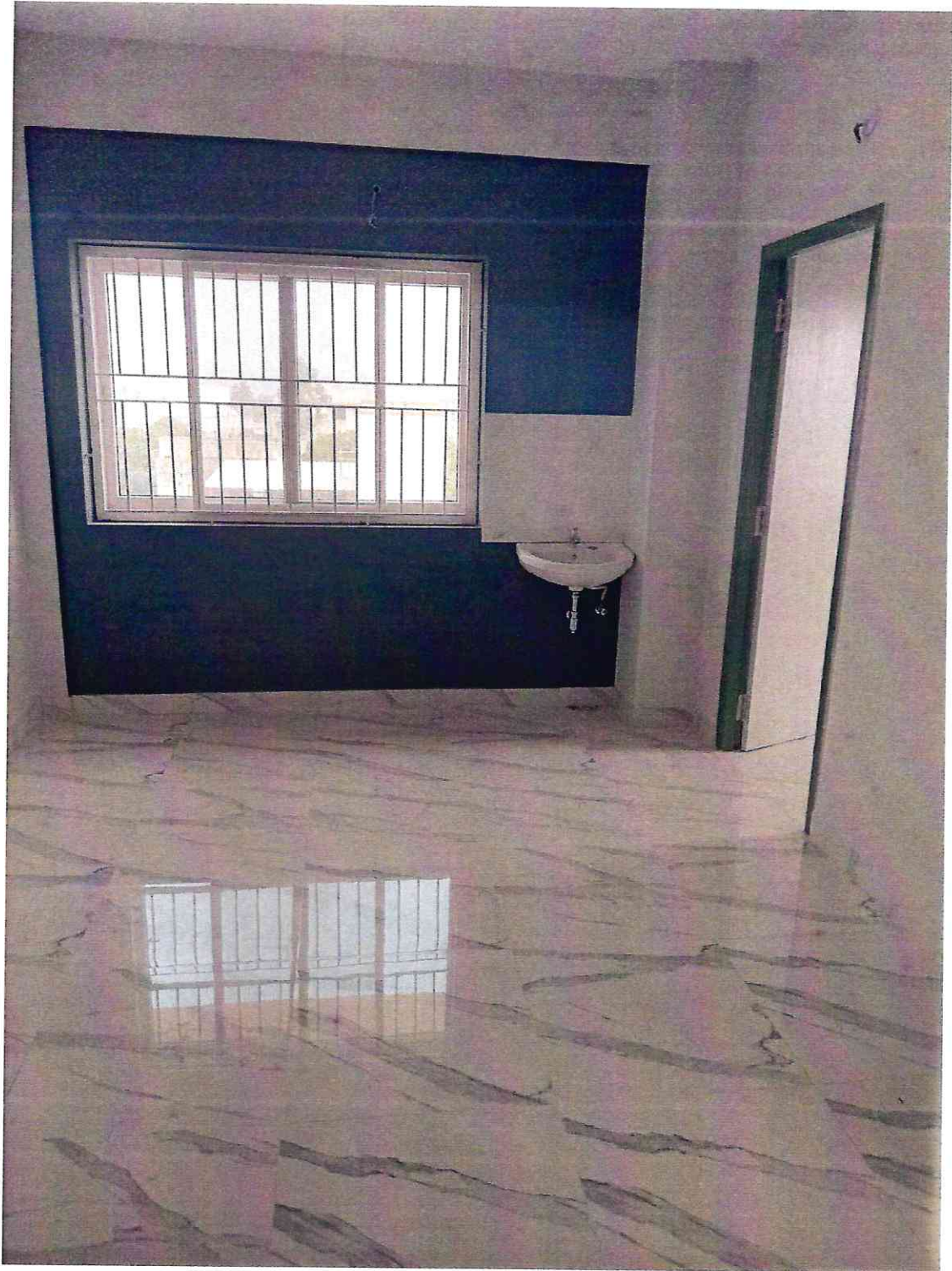
Quality
Partner



For ASSOCIATED ENGINEERING CONCERNS

Waty
Partner

(b)



For ASSOCIATED ENGINEERING CONCERNS
Kathy
Partner

front elevation

28



Rear elevation



West



(29)

East







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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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.1, Pumping Station Road
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0565/2023

Dated:23.02.2024

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-I) - Completed Construction of Stilt Floor + 5 Floors Residential Building with 25 D/U availing Premium FSI at Plot No.86, Door No.16, 1st Main Road, Nanganallur, Chennai - 600 061 comprised in T.S.No.73, Block No.31, Ward-B of Alandur Town, Nanganallur Village, within the limits of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

- Ref:
1. W.P. (MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019,
 2. CMDA Planning Permission No. PP/NHRB/05/2022 dated 13.01.2022 in Planning Permit No. 14482 in letter No.PP/NHRB/S(B1)/0449/2022 Dated 13.01.2022.
 3. TNRERA letter No. TNRERA/6254/2022 dated 24.05.2022 with Registration No. TN/29/Building/0185/2022 dated 24.05.2022.
 4. Completion Certificate Application received from M/s. Associated Engineering Concerns, Partnership of Firm Associated Engineering Concerns represented by its Partner Thiru.H.Natarajan, GPA for Tvl.R.Narasimhan & 31 Others No. CMDA/CC/NHRB/S/0565/2023 dated 28.12.2023
 5. This office DC Advice letter even No. dated 09.01.2024.
 6. Applicant letter dated 02.02.2024 enclosing the remittance of Additional Development Charges, Infrastructure & Amenities Charges and Shelter Charges remitted vide CMDA Receipt No. B0024709 dated 11.01.2024.

This is to certify that M/s. Associated Engineering Concerns, Partnership of Firm Associated Engineering Concerns represented by its Partner Thiru.H.Natarajan, GPA for Tvl.R.Narasimhan & 31 Others has completed the construction of Stilt Floor + 5 Floors Residential Building with 25 dwelling units availing Premium FSI at Plot No.86, Door No.16, 1st Main Road, Nanganallur, Chennai - 600 061 comprised in T.S.No.73, Block No.31, Ward-B of Alandur Town, Nanganallur Village, within the limits of Greater Chennai Corporation for which Planning Permission is accorded by CMDA in the reference 2nd cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No.EC/South-I/ 055/2024 dated 23.02.2024.

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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,


for MEMBER-SECRETARY
26/02/24

Copy to:

1. **M/s. Associated Engineering Concerns,**
Represented by its partner Thiru.H.Natarajan,
GPA for Tvl.R.Narasimhan & 31 Others,
AEC Akshaya, 3rd Floor, No.16, 3rd Main
Road, 16th Street, Nanganallur,
Chennai – 600 061.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/6254/2022 dated 24.05.2022
with Registration No.
TN/29/Building/0185/2022 dated
24.05.2022).
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit for
Building and Display Board)
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

- (i) The Original Cash Receipt No. B0020700 dated 06.01.2022 for the Security Deposit has been 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.

FORM-4A**ARCHITECT'S CERTIFICATE**

Date:09/10/2024

To

M/s. Associated Engineering Concerns

AEC Akshaya, 3rd Floor, No: 16, 3rd Main Road,
16th Street, Nanganallur, Chennai – 600 061.

Subject: Certificate of Completion of Construction work of Building of the Project (TNRERA Registration number – TN/29/Building/0185/2022 dated 24/05/2022) of Stilt Floor + 5 Floors Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation developed by M/s Associated Engineering Concerns.

Sir,

I T.Chandran have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation, measuring 2277.64 Sq.mts. area, being developed by M/s Associated Engineering Concerns.

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

- (i) **Mr.T.CHANDRAN** as Architect/Engineer
- (ii) **Ms.S.SANGEETHA** as Structural Consultant
- (iii) **Dr.B..RAM PRASAD** as Soil Consultant
- (iv) **Mr.A.PARTHIBAN** as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate received from the Structural Engineer and to the best of my/our knowledge. I/We hereby certify that **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation** 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 **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village within the limit of Greater Chennai Corporation** of the Building is granted Completion Certificate bearing number CMDA vide CC No:CMDA/CC/NHRB/S/0565/2023 dated 23/02/2024 by member Secretary.

Yours faithfully,

T. Chandran, Architect
Regn.No: CA/1993/16325
Council of Architecture
J2, "Maxis-Presidium" New No.2, Old No.63/1,
L-Block, 24th Street, Anna Nagar East,
Chennai-600 102.



Architect
T.CHANDRAN

 **CTC Designers****T.CHANDRAN - DEVI CHANDRAN**

J.2. "Maxis-Presidium". New No.2. Old No.63/1. L-Block. 24th Street. Anna Nagar East. Chennai - 600 102.

Cell : +91 98409 46632. Tel: +91 44 2663 2930. Email : ctcdesign@yahoo.com

GSTIN : 33AAEFC2157N1ZG

'MOUNT VIEW', Third Floor, New No.64(Old No.111) Mount Road, Guindy, Chennai 600032.
Telephone: 9940388755, E-mail: vsanga40@gmail.com, ssangrithi@gmail.com

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I, **S.Sangeeta** have undertaken assignment as Structural Engineer for the detailed design and construction of the **Residential Building at Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village** within the limit of Greater Chennai Corporation of the building comprising of 5 floors situated in the land bearing **Door No:16, Plot No:86, First Main Road, Nanganallur, Chennai – 600 061 in T.S.No:73, Block No:31, Ward – B of Alandur Taluk, Nanganallur Village.**

It is certified that the building has been designed as an RCC structure to withstand the dead load, imposed load and 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 structure is structurally safe and sound for the purpose for which it is constructed.

Chennai,

09.10.2024.


(S.Sangeeta.)

**S. SANGEETA, M.E., M.I.E.,
STRUCTURAL ENGINEER,
CMDA REG. No. SE/GR-I/19/04/084
"MOUNT VIEW", THIRD FLOOR,
No. 64, MOUNT ROAD, GUINDY,
CHENNAI-600 032. PH: 9940388755**