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Project - Quarterly Progress Report

Promoter's Name	:	M/S KUMAR BUILDERS
Project Name	:	Pearl House
Project Registration No	:	TN/29/Building /0084/2017
Quarter Ending	:	(March / June / September / December) Year 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)	3 units Each flats 1468 sq ft X 3 nos	4404 sq ft
2.	Parking Lots		3 nos
3.	UDS Registered in Sq.m.	833 X 3	2499 sq ft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1,2, 3,	Completed
2.	Status of common Amenities for each Block/Tower, Item wise		Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	100%
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	38.2 lakhs

C. Details of Clearances

1. Completion Certificate No. **C.C.No.EC/Central- II/76/2019** dated **13.03.2019** (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (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) ----- (in PDF Format)

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







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

COMPLETION CERTIFICATE

From

The Principal Secretary/
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/2805/2019

Dated: 13-03-2019

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt + 4 floors residential building with 8 dwelling units at Plot No.190, Door No.18/16, Nandhi Loop Street, West CIT Nagar, Nandanam, Chennai 600 035 in S.No.4/1 part (as per doc.), T.S. No.9, Block No.14 (as per patta) of Govt. Farm village, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref: 1. Planning Permission issued in No. B/Spl.Bldg./105/2017, in Letter No.BC1/16620/2016 dated 05.04.2017, Planning Permit No.11349.
2. Completion Certificate Application letter dated 15.02.2019
3. This office letter even no. dated 28.02.2019
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-009589 dated 11.03.2019.

This is to certify that Thiru P.A. Muthumanivanan has constructed Stilt + 4 floors residential building with 8 dwelling units at Plot No.190, Door No.18/16, Nandhi Loop Street, West CIT Nagar, Nandanam, Chennai 600 035 in S.No.4/1 part (as per doc.), T.S. No.9, Block No.14 (as per patta) of Govt. Farm village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. B/Spl.Bldg./105/2017, in Letter No.BC1/16620/2016 dated 05.04.2017, Planning Permit No.11349. 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/ 76 / 2019 dated: 13-03-2019.

3. The 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. 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,

Pedersen Channar
14/3/2019
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

1. Thiru P.A. Muthumanivanan
Plot No.190, New Door No.18
Old Door No.16, Nandhi Loop Street
West CIT Nagar
Nandanam
Chennai 600 035
- 2 The Principal Secretary to Govt.,
Housing & Urban Dev. Dept.
& Chairman, TNRERA
CMDA – Tower-II(1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA (For Refund of Security Deposit for Building & Display Board)
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.

FORM-4

ARCHITECT CERTIFICATE

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

Date: 21.01.2020

To

M/S KUMAR BUILDER
AI-159, 7TH Main Road
Anna Nagar, Chennai- 600040

Subject: Certificate of Completion of Construction Work of PEARL HOUSE Building Single Block of the Building of the Project (TNRERARegistration Number **TN/29/Building /0084/2017**) situated on the Plot bearing Survey no./Plot no.190,Door No.18/16, Nandhi Loop Street, West C.I.T Nagar, Nandhanam, Chennai- 600034, demarcated by its boundaries 13.029897 to the North to the South 80.229927 to the East to the west of Division 171, Government Form Village Saidapet Taluk Greater Chennai Corporation District PIN 600034 measuring 5942 sq.mts. area being developed by **M/S Kumar Builders**.

Sir,

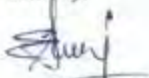
I/we **E. ANBU** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **PEARL HOUSE** Building/Block/Tower Single Building situated on the plot No./Survey no / Plot no.190,Door No.18/16, Nandhi Loop Street, West C.I.T Nagar, Nandhanam, Chennai- 600034, measuring 5942 sq.mts. area being developed by **MS KUMAR BUILDERS**.

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

- (i) M/s/Thiru/Tmt. E.ANBU as Architect/Engineer
- (ii) M/s/Thiru/Tmt. P.RAMAN as Structural Consultant
- (iii) M/s/Thiru/Tmt. D.KARTHIK as Site Engineer /clerk of works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that PEARL HOUSE Building/ Block of the Building has been completed in all aspects. The PEARL HOUSE Building Single Block of the Building is granted Completion Certificate bearing number C.C.No. EC/Central- II 76/2019 dated 13.03.2019 by **CMDA**.

Yours Faithfully,


E.ANBU

(No RA/Gr.i/19/03/085)



our services doesn't just end there



Buying & Selling Services

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



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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