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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS CHENNAI LIMITED
Project Name	:	OMSHANTHI
Project Registration No	:	TN/29/Building/0010/2018
Quarter Ending	:	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)	2 Flats	292.64
2.	Parking Lots	1	2
3.	UDS Registered in Sq.m.	83.61	167.22

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Floor wise	100%	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	100%	Completed

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net project cost in lakhs)	407

C. Details of Clearances

1. Completion Certificate No: **ECS/N-I/8848/2019**
2. Compliance Report, if any (Kindly Specify) not applicable
3. Annual Audit Report of Special Account in Form 7 Enclosed

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



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

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
Chintadripet, Chennai-600 002

Letter No.EC/N-I/8848/2019

Dated: 18-06-2019

Sir,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 4 floors Residential Building with 8 dwelling units at TNHB Block No.82, Door No.141 to 146, 'AE' Block, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 40 in T.S. No.200/2, 201, 202/2, Block No.9A in Naduvakarai Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission No. B/Spl.Bldg/230/2016 in Letter No.B3/444/2016 dated 06.10.2016 in Planning Permit No.11068
 2. Completion Certificate Application dated 29.05.2019
 3. This office letter even no. dated 11.06.2019 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0012233, dated 14.06.2019.

This is to certify that Thiru G. Subramaniam & 5 others have constructed Stilt floor + 4 floors Residential Building with 8 dwelling units at TNHB Block No.82, Door No.141 to 146, 'AE' Block, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 40 in T.S. No.200/2, 201, 202/2, Block No.9A in Naduvakarai Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. B/Spl.Bldg/230/2016 in Letter No.B3/444/2016 dated 06.10.2016 in Planning Permit No.11068. 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/North-I / 169 /2019, dated:18 -06-2019.

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.

Yours faithfully,

J. Jayaraj 18/6/19

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Copy to:

- 1 Thiru G. Subramaniam & 5 others
Door No.141 to 146
Block No.82, AE block, 4th Avenue
Shanthi Colony, Anna Nagar
Chennai – 600 040
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)
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.



OM SHANTHI

INDIA BUILDERS
TOLL FREE 1800 200 2000



I.SOUNDARYA

Registered Architect: CA/2018/94077

Address: No:31/7, Ujjini street, Ayanavaram,
Chennai-600023.

15.12.2019

BUILDING COMPLETION CERTIFICATE

I do here by certify that the construction of project “OMSHANTHI” stilt + 4 floors residential building with 8 dwelling units at TNHB Block: 82, Old Door No: 141 to 146, AE Block, 4th Avenue, Shanthi colony, Anna nagar, Chennai -40. Comprised in T.S.No: 200/2, 201 & 202/2, Block No: 9A, of Naduvakarai village within limits of greater Chennai corporation has been completed. The Completion certificate has been obtained from CMDA.

I further here by certify after inspection of the building that the completed 100% with all the amenities to live in.


SOUNDARYA I, B. Arch
Registered Architect
Council of Architecture: CA/2018/94077
No. 31/7, Ujjini Street, Ayanavaram,
Chennai-600 023. Cell: 73971 33091



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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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