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Project – Quarterly Progress Report

Promoter's name	:	Tamil Nadu Housing Board
Project Name	:	Construction Of 32 MIG Flats at S.No.682/1,2,3 & 4 Of Sholinganallur Village
Project Registration No	:	TN/29/building/0178/2019 Dated 30.10.2019
Quarter Ending	:	JANUARY 2020

A. Sales

Si.No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m)
1	Plots/Flats Booked size wise (As given in carpet area statement while registering)	5	3082.40
2	Parking Lots	NIL	NIL
3	UDS Registered in Sq.ft.	NIL	2100.00

B. Construction

Si.No.	Description	Block/ Tower No.	Status
1	Stage of construction of each blocks/ tower, Floorwise	MIG Block	Completed
2	Status of common Amentities for each Block/ Tower, itemwise	MIG Block	Completed

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

C. Details of Clearances

1. Completion Certificate No. "C.C.NO.EC/SOUTH-I/179/2020, DATED:30.09.2020 "
2. Compliance Report, if any (kindly Specify). "NIL"
3. Annual Audit Report of special Account in Form 7. Enclosed

D. Latest Photo with date (Atleast from 2 angles)





Pravin
31/12/24
EXECUTIVE ENGINEER
AND ADMINISTRATIVE OFFICER
Besant Nagar Division
Tamil Nadu Housing Board
Chennai - 600 020.

TNHB / BESANT NAGAR DIVISION / 32 MIG FLATS
EXTERIOR PHOTO'S



NORTH SIDE



EAST SIDE



WEST SIDE



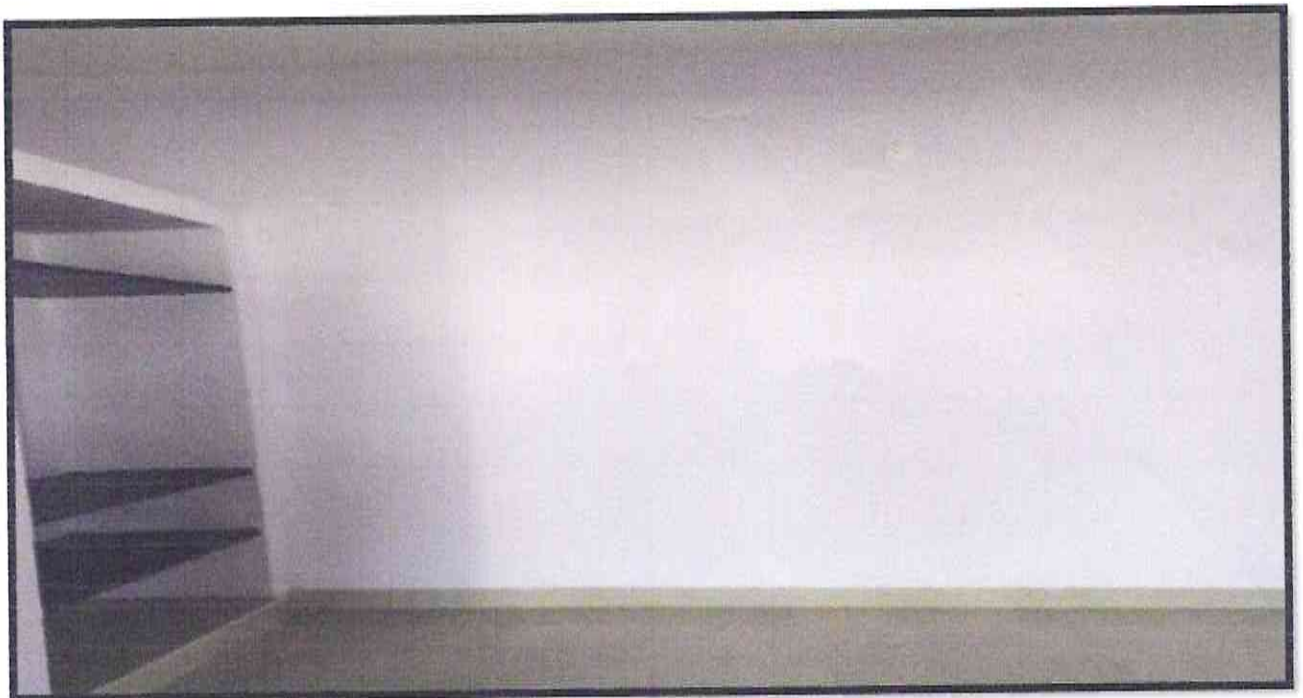
SOUTH SIDE

Chin
3/24/04
EXECUTIVE ENGINEER
AND ADMINISTRATIVE OFFICER
Besant Nagar Division
Tamil Nadu Housing Board
- 600 094

TNHB/ BESANT NAGAR DIVISION / 32 MLG FLATS
INTERIOR PHOTO'S



HALL



BEDROOM



MASTER BEDROOM



KITCHEN

[Signature]
 31/4/2024
 EXECUTIVE ENGINEER
 AND ADMINISTRATIVE OFFICER
 Besant Nagar Division
 Tamil Nadu Housing Board
 Chennai - 600 020

FORM-4

ARCHITECT'S CERTIFICATE

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

Date:25.01.2021

To

Executive Engineer & ADO, Besant Nagar,
Tamil Nadu Housing Board, No.48,
Dr. Muthulakshmi salai,
Adyar, Chennai - 20.

Subject: Certificate of Completion of Construction Work of Residential Building/ 1 Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0178/2019, dated:30.10.2019 situated on the Plot bearing Survey no. 682/1,2,3 & 4 demarcated by its boundaries (latitude and longitude of the end points) 12.89972,80.23407, Building to the North, Road to the South, Road to the East, House to the west of Division Sholingallur Village Sholingallur Taluk, Chennai District.PIN 600119 measuring 3082.40 sq.mts. area being developed by M/s.PSK Group.

Sir,

I/we, Subhashini have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Residential 32 MIG flats (Stilt + 4 floors) Building/Block/Tower 1 block of the Building situated on the Survey no.682/1,2,3 & 4 of Division Sholingallur Village Sholingallur Taluk, Chennai District.PIN 600119 measuring 3082.40 sq.mts. area being developed by M/s.PSK Group.

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

- (i) M/s/Thiru/Tmt. Subhashini as Architect/Engineer
- (ii) M/s/Thiru/Tmt. P.K.Chandran as Structural Consultant
- (iii) M/s/Thiru/Tmt. G.Venkatesan as Assistant Engineer 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 32 MIG flats (Stilt + 4 floors) Building/ Block of the Building has been completed in all aspects. The Residential Building 1 Block of the Building is granted Completion Certificate bearing number CC No.EC/SOUTH I/179/2020 dated 30.09.2020 by Member Secretary.

Yours Faithfully,

Signature

Subhashini

Name

Subhashini

INSCAPE ARCHITECTS

T-3/1, Kauvery Street,
Kalashetra Colony, Besant Nagar,
Chennai - 600 090.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Ador
BY RPAD

COMPLETION CERTIFICATE

30/9/2020
From

The Member-Secretary,
Chennai Metropolitan
Development Authority,
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008

To

- 1) The Chairman, TNEB,
Anna Salai, Chennai-600 002.
- 2) The Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002.

Letter No. EC/S-I/4591/2020

Dated: 30-09-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential Building with 32 Dwelling Units at Sholinganallur Phase II Scheme bearing S.No.682/1, 2, 3 & 4 of Sholinganallur village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/Spl.Bldg./204 A to E/2018 Permit No.12213 in letter No.B1/15919/2017 dated 06.09.2018.
 - 2) Completion Certificate Application from The Executive Engineer & Administrative Officer, Tamil Nadu Housing Board dated 18.03.2020.
 - 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016897 dated 06.08.2020.

This is to certify that The Executive Engineer & Administrative Officer, Tamil Nadu Housing Board has constructed Stilt Floor + 4 Floors Residential Building with 32 Dwelling Units at Sholinganallur Phase II Scheme bearing S.No.682/1, 2, 3 & 4 of Sholinganallur village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg./204 A to E/2018 Permit No.12213 in letter No.B1/15919/2017 dated 06.09.2018. It 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/South-I/ 179 /2020 dated 30-09-2020.

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. .

Yours faithfully,

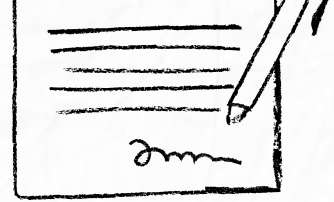
for MEMBER-SECRETARY

Copy to:

- ✓ 1. The Executive Engineer & Administrative Officer
Tamil Nadu Housing Board
Besant Nagar Division
Chennai 600 020
2. The Chairperson, (Lr. No.TN/29/Building/0178/2019 dated 30.10.2019)
TNRERA, CMDA Tower-II,
1st Floor,
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA 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.



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Property Development & Approvals

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



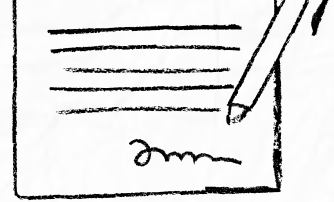
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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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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OMR Thoraipakkam,
Chennai, India

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