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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS CHENNAI LIMITED
Project Name	:	SANKARA
Project Registration No	:	TN/29/Building/18/2019
Quarter Ending	:	March 2020

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)	NIL	NIL
2.	Parking Lots	NIL	NIL
3.	UDS Registered in Sq.m.	NIL	NIL

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, 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)	10 Lakhs

C. Details of Clearances

1. Completion Certificate No – **Enclosed**
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

Site condition photos:



AA – 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai -600 040.
Phone : 26213553 (4 Lines) E-mail : sales@indiabuilders.in Website : WWW.indiabuilders.in



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/NHRB/0025/2019
Sir,

Dated:28-01-2020

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt + 3 floors Residential building with 5 Dwelling Units as on site (As per approval 6 Dwelling Units) at Plot No.183, Old Door No.93 & 93A, New Door No.12, 'F' Block, 2nd Street, Anna Nagar East, Chennai – 600 102 comprising in Old S.No.3 (Part) and 4/4 (Part), T.S. No.35, Block No.2 of Periyakudal Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/Spl.Bldg./99/2018, in Letter No.B3/5519/2018, dated 24.05.2018, Planning Permit No.12108
 2. Completion Certificate Application dated 12.12.2019
 3. This office letter even no. dated 09.01.2020 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.C100706, dated 10.01.2020.

This is to certify that **M/s. India Builders (Chennai) Ltd., Rep by its Chairman, Thiru J. Uttam Kumar GPA of Thiru H. Ravishankar Raj & 2 others** have constructed of Stilt + 3 floors Residential building with 5 Dwelling Units as on site (As per approval 6 Dwelling Units) at Plot No.183, Old Door No.93 & 93A, New Door No.12, 'F' Block, 2nd Street, Anna Nagar East, Chennai – 600 102 comprising in Old S.No.3 (Part) and 4/4 (Part), T.S. No.35, Block No.2 of Periyakudal Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./99/2018, in Letter No.B3/5519/2018, dated 24.05.2018, Planning Permit No.12108. 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 /017/2020, dated:28-01-2020.**

/pto/

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 28/11/2020

for MEMBER-SECRETARY

Copy to:

- 1 M/s. India Builders (Chennai) Ltd.,
Rep by its Chairman
Thiru J. Uttam Kumar GPA of
Thiru H. Ravishankar Raj & 2 others
No.AA-36, 3rd Main Road, 3rd Street
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.

I.SOUNDARYA

Registered Architect: CA/2018/94077

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

31.01.2020

BUILDING COMPLETION CERTIFICATE

I do here by certify that the construction of project "SANKARA" stilt + 3 floors residential building at Plot No.183, Old Door No.93 & 93-A, New Door No.12, F-block, 2nd street, Anna Nagar East, Chennai- 600102. Old S.No:3 part, 4/4 part, T.S.No:35, Block No: 2 of Periyakudal Village, Aminjikarai Taluk, Chennai District. 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: 73974 7091



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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

3/350/2 Mettukuppam,
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