



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	KLP Projects Private Limited
Project Name	:	ABHINANDAN
Project Registration No	:	TN/29/Building/021/2019
Quarter Ending	:	(March) Year 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	27	74261 Sq.ft
2.	Parking Lots	72	-
3.	UDS Registered in Sq.ft.	26	18194 Sq.ft

B. Construction

Sl.No	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor wise	Q	Fully Completed



Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	Q – 100 %
	ii) Financial (Total Anticipated Project Cost in Lakhs)	10119L

C. Details of Clearances

1. Completion Certificate – **EC/North-I/325/2022**
2. Compliance Report, if any (Kindly Specify) – **Not Applicable**

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



TN/29/Building/021/2019







**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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



47

BY RPAD

8th PARTIAL COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.75, Santhome High Road MRC Nagar, R.A.Puram, Chennai-600 028

Letter No. CMDA/CC/HRB/N-I/353/2022

Dated: 03.10.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Group Development of MSB Tower -‘Q’ in Site -1 consisting of Combined Basement floor + Stilt Floor (part) / Ground floor (part) + 16 floors residential building with 64 dwelling units at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos.1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai-600012 comprised in Old R.S. No.2201/2, Present R.S. No.2201/98 (as per patta), Block No.34 of Purasawalkam Village (Division) Chennai, within the limit of Greater Chennai Corporation - Issue of 8th Partial Completion Certificate – Issued – Reg.

- Ref:
1. Earlier Planning Permission issued in PP No. C/PP/MSB/48 (S1-S28)/2016, in Letter No.C3 (N)/3120/2015 dated 30.08.2016, Planning Permit No.9094 in the name of M/s.Land Mark Barracks Project Pvt. Ltd., Rep. by Thiru.T.Udhayakumar & Manish Kumar Jain.(Government letter (MS) No.113 & 118 H&UD Dept., dated 03.09.2016 & 16.09.2016).
 2. Revised Planning Permission was issued by CMDA in P.P. No.C/PP/MSB/ 36 (S-01 to S-43)/2018, in Letter No.C3(N)/941/2017 dated 20.09.2018, Planning Permit No.11924. (Government letter (MS) No.96 H&UD Dept., dated 13.07.2018).
 3. Revised Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenai Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.2961/EC/8(b)/596/2018 dated 06.08.2018 for Site-1.
 4. 1st Partial CC issued in letter No.EC/N-I/7990/2017 dated 10.11.2018 in CC No.EC/North I/361/2018 dated 10.11.2018.
 5. 2nd Partial Completion Certificate issued in letter No.EC/N-I/7990/2017 in CC No.EC/North I/380/2018 dated 30.11.2018.
 6. 3rd Partial Completion Certificate issued in letter No.EC/N-I/7990/2017 in CC No. EC/North-I/ 108 /2019 dated: 03-04-2019.
 7. 4th Partial Completion Certificate issued in letter No.EC/N-I/7990/2017 in CC No. EC/North-I/ 162 /2019 dated 12-06-2019.
 8. 5th Partial Completion Certificate issued in letter No.EC/N-I/7990/2017 in CC No. EC/North-I/ 29 /2020 dated 12-02-2020.
 9. 6th Partial Completion Certificate issued in letter No.EC/N-I/7990/2017 in CC No. EC/North-I/ 57 /2020 dated 19.05.2020.
 10. 7th Partial Completion Certificate issued in letter No.EC/N-I/7990/2017 in CC No. EC/North-I/ 45 /2021 dated 03.03.2021.
 11. Compliance certificate issued by DF&RS in D.Dis. No.15105/C1/2021, C.C. No.06/2022 dated 08.02.2022.

/pto/

12. Applicant's 8th Partial Completion Certificate Application for Tower – 'Q' in site-1 received on 13.09.2022.
13. This office letter even no. dated 27.09.2022 addressed to the applicant.
14. This office letter even no. dated 03.10.2022 addressed to the applicant
15. The applicant's letter dated 03.10.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B0022250, dated 03.10.2022.

M/s. KLP Projects Pvt. Ltd., Rep by its Director Thiru Manish Kumar Jain & M/s. Sanklecha Infra Projects Pvt. Ltd. Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain have obtained revised Planning Permission for the construction of Multi-Storeyed Residential Group Development with two sites (Site-1 & 2) – Revised proposal with additions & alteration to the earlier approved plan in Site-1 consisting Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L; Tower-A : 1st floor to 17th floor – Residential Tower with 64 dwelling units & shops at 1st & 2nd floor; Tower-B : 1st floor to 17th floor – Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; Tower-C : 1st floor to 17th floor – Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; Tower – D : 1st floor to 17th floor – Residential Tower with 68 Dwelling units; Tower-E : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; Tower-F : 1st floor to 19th floor – Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; Tower-G : 1st floor to 19th floor – Residential Tower with 73 Dwelling units & Gym, Indoor Games, at 1st floor; Tower-H : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower-I : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; Tower-J : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Indoor Games, Tuition Centre at 1st floor; Tower-K : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower-L : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Combined Stilt floor for Block M, N & O; Tower-M : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Shops at 1st floor; Tower-N : 1st floor to 19th floor – Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; Tower-O : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; Tower-P : Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units; Tower-Q : Stilt floor (pt)/Ground floor (pt) + 16 floors – Residential Tower with 64 Dwelling units; Temple Block : Ground floor – Jain Temple (Totally 18 Blocks with 1251 Dwelling units & Commercial Space) at Old Door Nos. 1A, 1B, 1C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos.1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai-600012 comprised in Old R.S. No.2201/2, Present R.S. No.2201/98 (as per patta), Block No.34 of Purasawalkam Village (Division) and proposed additional MSB Residential Group Development in Site-2 : Block-R : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block –S : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block – T : stilt floor + 16 floors – Residential tower with 320 dwelling units (T1 : 208 EWS Dwelling units & T2 : 112 Regular Dwelling units); Club House : Ground floor + 2 floors



with Games Room, Gym, Multi-purpose Hall & Open Swimming Pool (Totally 4 Blocks with 572 Dwelling units including 460 EWS Dwelling units in Block No. R, S & T) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No. 17 of Perambur Village within the limit of Greater Chennai Corporation (Total Dwelling units including Site - 1 & 2: 1823 Dwelling units) with Premium FSI in the reference 2nd cited.

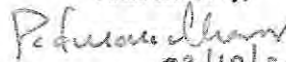
2. Partial Completion Certificate was issued in the references 4th to 10th cited.

3. This is to certify that M/s. KLP Projects Pvt. Ltd., Rep by its Director Thiru Manish Kumar Jain & M/s. Sanklecha Infra Projects Pvt. Ltd. Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain have constructed Group Development of MSB Tower - 'Q' in Site -1 consisting of Combined Basement floor + Stilt Floor (part) / Ground floor (part) + 16 floors residential building with 64 dwelling units at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/I, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos. 1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai-600012 comprised in Old R.S. No.2201/2, Present R.S. No.2201/98 (as per patta), Block No.34 of Purasawalkam Village (Division) Chennai, within the limit of Greater Chennai Corporation. Revised Planning Permission sanctioned by CMDA in P.P. No. C/PP/MSB/ 36 (S-01 to S-43)/2018, in Letter No.C3(N)/941/2017 dated 20.09.2018, Planning Permit No.11924 (Government letter (MS) No.96 H&UD Dept., dated 13.07.2018) was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Partial Completion Certificate approved by the Monitoring Committee.

4. Accordingly, 8th Partial Completion Certificate is issued for the above construction in C.C.No.EC/North-I/ 325 /2022 dated: 03.10.2022.

5. 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 Partial 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,


03/10/2022
for MEMBER-SECRETARY

03/10/22

Copy to:

- 1 ✓ M/s. KLP Projects Pvt. Ltd., Rep by its (With a request to obtain consent to operate
Director Thiru Manish Kumar Jain (CTO) as per applicable rules from TNPCB)
& M/s. Sanklecha Infra Projects Pvt. Ltd.,
Rep. by Mr. Karan Sanklecha & Mr.
Bhawarlal Jain,
No.1-30, Perambur Barracks Road,
Pattalam,
Chennai - 12.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
TNRERA File No.TNRERA/7871/2022 dated
28.02.2022 registration certificate of Form 'F'
where in stated that this registration is granted
under section 6 of the Real Estate (Regulation
and Development) Act, 2016 to the following
project Form 'C' number
TN/29/building/021/2019 in letter
No.TNRERA/0001/2019 dated 11.02.2019.
First extension for the period from 01.10.2020
to 31.12.2021 vide Form
F.No.TNRERA/7200/2020 dated
03.03.2021.The registration shall be valid up to
30.06.2022 for **Block 'Q'**.
(Partial CC. Refund of SD for building, STP &
DB does not arise)
3. The Deputy Financial Analyst,
Finance Division, CMDA, Chennai.
4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

69

FORM-4
ARCHITECT 'S
CERTIFICATE

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

Date:15-07-2024

To

KLP PROJECTS PRIVATE LIMITED.
No.1-30, Perambur Barracks Road,
No.1, Strahans road, pattalam
Chennai - 600012

Subject: Certificate of Completion of Construction Work of **ABHINANDAN** Building **Q-Block** of the Building of the Project (TNRERA Registration Number: **TN/29/Building/021/2019**) situated on the Plot bearing Survey no./Plot no./Door **No.1-30, Perambur Barracks Road, No.1, Strahans road, pattalam, Chennai - 600012** demarcated by its boundaries (latitude and longitude of the end points) **R.S.Nos.2203/2, 2203/3, 2201/52, 2201/59 and 2201/83, Strahans Road to the North R.S.Nos.2201/8, 2201/1, 2201/7, 2201/14, 2201/34, 2201/56, 2201/93, 2201/83, K.M. Garden Road to the South R.S.Nos. 2201/9, 2201/26, 2201/27, 2201/21, 2201/76, 2201/22, 2201/23, 2201/43, 2201/61 and 2201/86 to the East R.S.Nos.2201/83, 2201/59, 2201/52, 2201/14, 2201/24, 2201/68, 2201/25, 2201/31, 2201/87, 2201/15, 2201/37, 2201/16, 2201/7, Perambur Barracks Road to the west of Division Perambur Village Pattalam Taluk Chennai District PIN: 600012** measuring 21485.22sq.mts. area being developed by **KLP Projects Private Limited.**

Sir,

I W.Anand have undertaken assignment as Architect / Engineer of certifying completion of Construction Work of **Q-Block, ABHINANDAN** of the Building situated on the plot No. / Survey no. / Door **No. 1-30, Perambur Barracks Road, No.1, Strahans road, pattalam, Chennai - 600012** of Division **Perambur** Village **Pattalam** Taluk **Chennai** District PIN **600012** measuring 21485.22 sq.mts. area being developed by **KLP Projects Private Limited.**

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

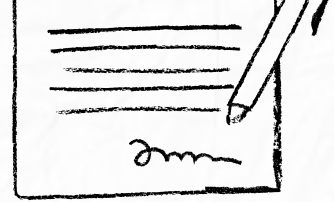
- (i) Thiru W. Anand as Architect/Engineer
- (ii) M/s. AK Consultancy as Structural Consultant
- (iii) M/s. Prism and Madras Electrical Consultants as MEP consultant
- (iv) Thiru. Mr. Govindasamy as Site Manager /clerk of works

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 **Q -Building/Block** of the Building has been completed in all aspects. The **ABHINANDAN** Building **Q-Block** of the Building is granted Completion Certificate bearing number: **EC/North-I/325/2022**, dated 03-10-2022 by The Member- Secretary, Chennai Metropolitan Development Authority.

Yours Faithfully,

W. Anand

W. ANAND, B.Arch., M.BE.M.
ARCHITECT & PROJECT CONSULTANT
Council Reg. No. CA / 88 / 11631
NO. 2/154, EAST COAST ROAD,
INJAMBAKKAM, CHENNAI - 600115



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

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



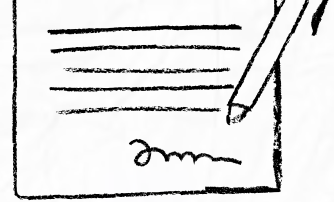
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

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



 **empowering your real estate decisions**
with smart tools



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate