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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS (CHENNAI) LIMITED
Project Name	:	PRAKRITI Plot Nos.13 and 14, Old Door No.27, New Door No.22, Jayalakshmi Colony, Shenoy Nagar West, Chennai-600 030
Project Registration No	:	TN/29/Building/0221/2019
Quarter Ending	:	NOVEMBER 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	5	687.29
2.	Parking Lots	6	
3.	UDS Registered in Sq.m.	5	310.68

B. Construction

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

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net project cost in lakhs)	4.35 Crore

C. Details of Clearances

1. Completion Certificate No. **C.C.No.EC/North-I/334/2021 Dated 15.12.2021**
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

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

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



I.SOUNDARYA

Registered Architect: CA/2018/94077

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

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 23.11.2022

To

M/s India Builders (Chennai) Limited

AA-36, 3rd Street, 3rd Main Road,
Anna Nagar, Chennai- 600 040.

Subject: Certificate of Completion of Construction Work of **“PRAKRITI”** Residential Building (TNRERA Registration Number **TN/29/Building/0221/2019**) situated at Plot Nos.13 and 14, Jayalakshmi Colony, Shenoy Nagar, Chennai-600 030, comprised in Survey No.5/2B Part Now resurveyed and assigned S.No.5/2A Part, T.S.No.96, Block No.13 of Periyakudal Village, Aminjikarai Taluk, Chennai District, measuring an extent of 634.83 sq.mts., Area being developed by **M/s India Builders (Chennai) Limited.**

Sir,

I am **Soundarya.I**, have undertaken assignment as Architect of certifying completion of Construction Work **“PRAKRITI”** Residential building situated at Plot Nos.13 and 14, Jayalakshmi Colony, Shenoy Nagar, Chennai-600 030, comprised in Survey No.5/2B Part Now resurveyed and assigned S.No.5/2A Part, T.S.No.96, Block No.13 of Periyakudal Village, Aminjikarai Taluk, Chennai District, measuring an extent of 634.83 sq.mts., area being developed by M/s India Builders (Chennai) Limited.

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

- (i) **Ms I.Soundarya** as Architect/Engineer
- (ii) **Thiru. S.Soundarapandian** as Structural Consultant
- (iii) **Thiru. Chithirakkannu** as Site Supervisor.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **“PRAKRITI”** Residential Building has been completed in all aspects. The **“PRAKRITI”** Residential Building is granted Completion Certificate bearing number CMDA/CC/NHRB/N/0351/2021 Vide C.C.No.EC/North-I/334/2021 dated 15.12.2021 by Chennai Metropolitan Development Authority.

Yours Faithfully,



SOUNDARYA.I, B.Arch

Registered Architect

Council of Architecture: CA/2018/94077

CMDA Regn. No.RE/Gr.I/19/03/122

No.31/7, Ujjini Street, Ayanavaram,

Chennai-600 023.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Prakrith

BY RPAD

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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/NHRB/N/351/2021

Dated: 15-12-2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt floor + 5 floors Residential Building with 10 dwelling units at Plot No.13 & 14, Old Door No.27, New Door No.22, Jayalakshmi Colony, Shenoy Nagar West, Chennai-30 comprised in Old S.No.5/2Bpart (as per document), S.No.5/2Apart, T.S. No.96, Block No.13 of Periyakudal village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No B/NHRB/176/2019, in letter No. PP/NHRB/N/369/2019 dated 30.07.2019 in Planning Permit No. 12659.
 2. Completion Certificate Application received from the applicant on 26.11.2021.
 3. This office letter even no. dated 07.12.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020499, dated 13.12.2021.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that M/s.India Builders (Chennai) Ltd., Rep. by its Chairman, Thiru.J.Uttam Kumar, GPA of Thiru.R.Ashok & 2 others have constructed Stilt floor + 5 floors Residential Building with 10 dwelling units at Plot No.13 & 14, Old Door No.27, New Door No.22, Jayalakshmi Colony, Shenoy Nagar West, Chennai-30 comprised in Old S.No.5/2Bpart (as per document), S.No.5/2Apart, T.S. No.96, Block No.13 of Periyakudal village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/176/2019, in letter No. PP/NHRB/N/369/2019 dated 30.07.2019 in Planning Permit No. 12659 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I / 334 /2021, dated: 15-12-2021.**

/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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

P. Suresh Chari
17/12/2021
for MEMBER-SECRETARY

AB
16.12.21

Copy to:

✓ 1 M/s.India Builders (Chennai) Ltd.,
Rep. by its Chairman, Thiru.J.Uttam Kumar,
GPA of Thiru.R.Ashok & 2 others,
No.AA-36, 3rd Street,
3rd Main Road,
Anna Nagar,
Chennai-40.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form' C' No.TNRERA/6493/2019 and registration No.TN/29/Building/0221/2019 dated 05.12.2019. The registration shall be valid till **31.01.2022**.

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.



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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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