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Project - Quarterly Progress Report

Promoter's Name	:	TNUHDB, Tamil Nadu Urban Habitat Development Board, Tiruppur Division
Project Name	:	Construction of 1248 tenements at Thirukumaran Nagar in Tiruppur Corporation under HFA – AHP- Vertical III.
Project Registration No	:	TN/32/Building / 0117/2020, Dated:26.03.2020
Quarter Ending	:	june 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area Sqm
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1248	64407.76
2.	Parking Lots	—	—
3.	UDS Registered in Sq.m.	—	—

B. Construction

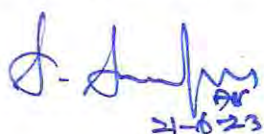
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A BLOCK – 1nos B BLOCK - 18 nos	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	-	Completed

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

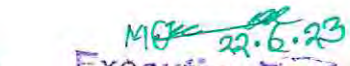
C. Details of Clearances

1. Completion Certificate No. **Enclosed** ✓
2. Compliance Report, if any (Kindly Specify) **Not Applicable**
3. Annual Audit Report of Special Account in Form 7 **Not Applicable**

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


21-6-23


21/6/23


22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION



Name of Scheme: Construction of 1248 EWS tenements at Thirukumaran Nagar
 Name of City: Tirupur Corporation
 No of Tenements : 1248

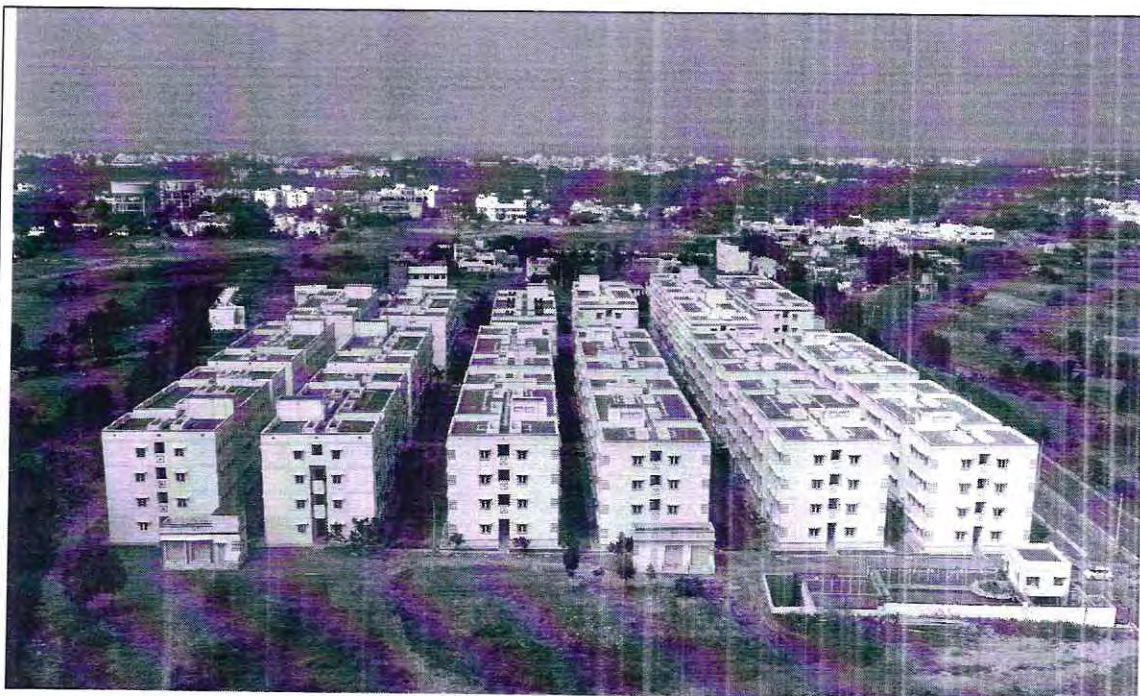


Name of Scheme: Construction of 1248 EWS tenements at Thirukumaran Nagar
 Name of City: Tirupur Corporation
 No of Tenements : 1248

[Signature]
 21-6-23

[Signature]
 21/6/23

M. J. V. 22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION



Name of Scheme: Construction of 1248 EWS tenements at Thirukumaran Nagar

Name of City: Tirupur Corporation

No of Tenements : 1248



Name of Scheme: Construction of 1248 EWS tenements at Thirukimuran Nagar

Name of City: Tirupur Corporation

No of Tenements : 1248

S. Sankar
21-6-23

M. S. Sankar
21/6/23

M. S. Sankar 22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION

AECp)

8

13/12/2022

From

Thiru.B.Ramesh Kumar, B.E., M.B.A.,
 Deputy Director/Assistant Director (I'AC),
 Member Secretary (i/c)
 District Town and Country Planning Office,
 Tiruppur Local Planning Authority
 Kumaran Commercial Complex, 1st Floor,
 Tiruppur-01
 email:tiruppur.rdd@gmail.com
 Phone No. 0421-2235500

To

1.The Executive Engineer,
 Tamil Nadu Electricity Board,
 Tiruppur.
 2.The Executive Engineer,
 Tamil Nadu Water Supply and Drainage
 Board, Tiruppur.

Roc.No.4430/2022/TD/TLPA

Dated: 09.12.2022

Sir,

Sub: : District Town and Country Planning Office - Tiruppur District-
 Completed Construction of TNUHDB Residential Buildings-
 Tiruppur North Taluk - Nerupperichal Village - S.F.Nos.597/7 -
 Site Extent 9.0 Acres -Construction of 1248 dwelling units-96
 Dwelling units in Block 'A' and 1152 Dwelling units in Block-
 'B'(18X64)=1152 totaling to 1248 dwelling units - Completion
 Certificate- Issued - Reg.

- Ref:**
1. The Member Secretary(i/c), Tiruppur Local Planning Authority,
 Tiruppur Proceedings Lr. Roc.No.524/2019/TLPA dated.
 26.08.2019 and Planning Permission No.28/2019
 2. Commissioner, Tiruppur Corporation, Tiruppur District Lr.
 BA.No.032/BPA/2020/00292-A dated 25.02.2020.
 3. Completion Certificate Application received from The
 Executive Engineer, Tamil Nadu Urban Habitat Development
 Board, Tiruppur Division Lr.no 01/AE(P)/TPR DN/2022, Dated
 16.11.2022.
 4. G.O.(Ms).No.18 and 16 Municipal Administration and Water
 Supply (MA1) Department dated 04.02.2019 and 31.01.2020

....

...2/-

From
Thiru.B.Ramias
Deputy Dir.
M.C.A.

-2-

This is to certify that The Executive Engineer, Tamil Nadu Urban Habitat Development Board, Tiruppur Division, has constructed a Residential Building in the land bearing in S.F.No.597/7, site extent 9.0 Acres at Nerupperichal Village, Tiruppur Corporation of Tiruppur North Taluk, Tiruppur District for which Planning Permission No. 28/2019 was issued by The Member Secretary(i/c), Tiruppur Local Planning Authority, Tiruppur Proceedings vide Lr. Roc.No.524/2019/TLPA dated. 26.08.2019 and consequently Building Permission BA No. 032/BPA/2020/00292-A dated 25.02.2020 was issued by the Commissioner, Tiruppur Corporation. It was inspected and observed that the building has been completed as per the approved plan and satisfies the norms for issue of Completion Certificate.

2) Accordingly, Completion Certificate is issued for the above construction vide CC.No.06/2022 dated:09.12.2022 with the condition that as per the TNCD&BR-2019 Rule 41(2)(2) the OSR site so reserved shall be exclusive of the set back spaces and spacing between blocks prescribed in these rules, and shall be free from any construction or structure.

3) The Completion Certificate is issued in accordance with the provisions of Tamil Nadu Town & Country Planning Act, 1971 and the rules No.20 of Tamil Nadu Combined Development and Building Rules 2019. As far as the Structural Stability/Adequacy aspect of the building is concerned, it is the sole responsibility of the Applicant / Developer / Power Agent and Structural Engineer / Licensed Surveyor / Architect and construction Engineer who had been involved in the construction works of the said building. Hence this Completion Certificate does not endorse the structural adequacy of the building.

Copy to:

The Executive Engineer,
Tamil Nadu Urban Habitat Development Board
Tiruppur Division,
No 188, Sakthi nagar 3 rd street,
Boyampalayam pirivu,
Perumanallur Road,
Tiruppur -02

Deputy Director/Assistant Director (EAC)

Member Secretary(i/c)

District Town and Country Planning Office,

Tiruppur Local Planning Authority

Tiruppur District

9/12/22

629.687
09.12.22

3

FORM-4
ARCHITECT'S CERTIFICATE

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

Date:

To

Executive Engineer
TNUHDB
Tiruppur Division
Tiruppur – 641666.

Subject: Certificate of Completion of Construction Work of Thirukumaran nagar Residential Building/ no.of blocks - 19 (Block A-1no, Block B – 18nos)1248 nos Building of the Project TN/32/Building/0117/2020 Dated 06.03.2020 situated on the Plot, Survey no./Plot no./Door No.597/1 of. Demarcated by its boundaries (latitude and longitude of the end points NE11°10'18" and SE 77°22'28") Neruperichal village, Tiruppur taluk & Tiruppur District PIN64166 measuring 34600 Sqm. area being developed by Executive Engineer, TNUHDB, Tiruppur Division

Sir,

I have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Building/Block/Tower 19 nos no.of blocks - 1248 (Block A-1no, Block B – 18nos) of the Building situated on the plot No./Survey no./ Door no. 597/1 Nerupperisal village, Tiruppur taluk & District PIN 641666 measuring 34600 Sqm. area being developed by Executive Engineer, TNUHDB, Tiruppur Division

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

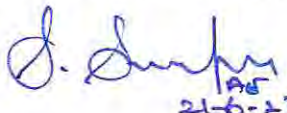
- | | | |
|-------|-----------------------------------|-----------------------------------|
| (i) | M/s/Thiru/Tmt. K.s.Mohan Barath | as Architect/Engineer |
| (ii) | M/s/Thiru/Tmt. Executive Engineer | as Structural Consultant |
| (iii) | M/s/Thiru/Tmt. Executive Engineer | as MEP Consultant |
| (iv) | M/s/Thiru/Tmt. Executive Engineer | as Site Supervisor/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 Thirukumaran nagar Building/Block of the Building has been completed in all aspects.

Yours Faithfully,

K S MOHAN BARATH

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No)


Ar. MOHAN BARATH K.S
Registered Architect
Regd. No. CA/2016/78394
2/82, Karupannasamy Koil 2nd Street,
Surampatti Naal Erode-638 002.


21-6-23


21/6/23


22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION



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

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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.



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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

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OMR Thoraipakkam,
Chennai, India

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