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Project - Quarterly Progress Report

Promoter's Name	:	Tamil Nadu Housing Board
Project Name	:	Construction of 32 HIG flats at Nandanam Extension
Project Registration No	:	TN/29/Building/0292/2020 Dated: 17.08.2020Renewaldate:18.11.2021& 29.09.2022
Quarter Ending	:	June - 2023

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)	32 HIG	2886.40m ²
2.	Parking Lots	35	
3.	UDS Registered in Sq.m.	-	Yet to be registered.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 No	Work Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Yet to be commence.	

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100.00%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	97.00% (1190.00 Lakhs)

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/374/2022 dt:07.12.22
2. Compliance Report, if any (Kindly Specify) ----NA---- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 is enclosed (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) is attached (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

32HIG at Nandanam Extension

- Front View



- Side View



32 HIG Flats General Amenities



Solar Panel



Passenger Lift



Generator Arrangements



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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/S/374/2022

Dated: 07.12.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors Residential building with 32 dwelling units at Nandanam Extension 10th street, Nandanam, Chennai comprised in S.No.3884/194, Block No.77 of Mylapore Village within the limit of Greater Chennai Corporation – Applied for Completion Certificate – Completion Certificate – Issued – Reg.

- Ref: 1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
2. CMDA Planning Permission No. B/NHRB/173 A to E /2020, Permit No.13542 in Letter No. PP/NHRB/S(B2)/0275/2019 dated 02.07.2020.
3. Completion Certificate Application received from Tamil Nadu Housing Board, Represented by The Executive Engineer & ADO, on 23.09.2022.
4. This office D.C. Letter even No dated 02.11.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022411, dt.10.11.2022.

This is to certify that Tamil Nadu Housing Board, Represented by The Executive Engineer & ADO, has completed the construction of Stilt Floor + 4 Floors Residential building with 32 dwelling units at Nandanam Extension 10th street, Nandanam, Chennai comprised in S.NO.3884/194, Block No.77 of Mylapore Village within the limit of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 2nd cited. 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 & TNCDBR 2019.

//Pto//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 394 /2022 dated 07.12.2022.

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.

4. Further, the Completion Certificate is issued subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in serial No.11th reference)

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Tamil Nadu Housing Board,
Represented by The Executive Engineer & ADO,
Nandanam Division,
No.485, MTB Building,
Annasalai, Nandanam,
Chennai-600 035.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
3. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA Registration No.
TN/29/Building/0292/2020 in TNRERA
Extension Letter No.
TNRERA/13184/2022 dated 29.09.2022
valid upto 30.09.2023)

3

FORM-4
ARCHITECT'S CERTIFICATE

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

Date: **10/07/2023**

To

The Executive Engineer & Ado,
Nandanam Division, TNHB,
No:485, Anna Salai,
Nandanam, Chennai-600 035

Subject: Certificate of Completion of Construction Work of **Stilt floor + 4 Floors residential Building/ with 32 dwelling units at Nandanam Extension at 77th Block** of the Building of the Project (TNRERA Registration Number **TN/29/Building/0292/2020**) situated on the Plot bearing Survey no./Plot no./Door No. **Survey No:3884/194, Block-77** demarcated by its boundaries (latitude and longitude of the end points) to the North to the South **13° 1' 42.481"** to the East **80° 14' 38.157"** to the West of Division **Mylapore** Village **Mylapore** Taluk **Chennai** District PIN **600 035** measuring **2057.23** sq.mts. area being developed by **Tamil Nadu Housing Board**.

Sir,

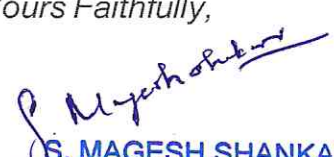
I/We **S.Magesh Shankar** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **Stilt floor + 4 Floors residential Building/Block/Tower with 32 dwelling units at Nandanam Extension** of the Building situated on the plot No./Survey no./ Door no **Survey No:3884/194, Block-77** of Division **Mylapore** Village **Mylapore** Taluk **Chennai** District PIN **600 035** measuring **2057.23** sq.mts.area being developed by **Tamil Nadu Housing Board**.

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

- (i) M/s/Thiru/Tmt. **S.Magesh Shankar** as Architect / Engineer
- (ii) M/s/Thiru/Tmt. **P.K.Chandran, B.E.,M.E.,(Struct)** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **Not Applicable** as MEP Consultant
- (iv) M/s/Thiru/Tmt. **Andal Associates** 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 **Stilt floor + 4 Floors residential with 32 dwelling units at Nandanam Extension** Building/ Block of the Building has been completed in all aspects. The **Stilt floor + 4 Floors residential with 32 dwelling units at Nandanam Extension** Building/Block of the Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/374/2022** dated **07.12.2022** by **Chennai Metropolitan Development Authority**.

Yours Faithfully,


S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
METAPHOR ARCHITECTS PRIVATE LIMITED
02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
MCOA Reg. No. CA/2004/33676
CMDA Reg. No. RA/GR.I/19/08/334
CORPORATION OF CHENNAI



our services doesn't just end there



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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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Chennai, India

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