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Project - Quarterly Progress Report



Promoter's Name : Executive engineer, TNUHDB Madurai Division
Project Name : Karutha Puliampatty Ph I-400 Tenements
Project Registration No : TN/20/Building/0304/2020 Dt.26.08.2020
Quarter Ending : June Year 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)	0	0
2	Parking Lots	0	0
3	UDS Registered in Sq.m.	0	0

B. Construction

Sl.No.	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor wise	9	Completed
2	Status of common Amenities for each Block/Tower, Item wise	NA	NA

Sl.No.	Description	Percentage
1	Percentage of Completion	
	i) Physical	100%
	ii) Financial Anticipated Project Cost 3692.98 Lakhs	100%

C. Details of Clearances

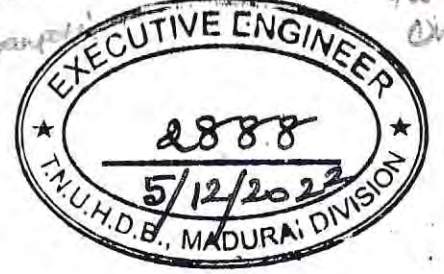
1. Completion Certificate No.....(only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 Enclosed (in PDF Format)

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

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

Karuthapuliyampatti Ph-I Photos





Form - VII

COMPLETION CERTIFICATE

From A.Vijayan, B.E., Assistant Director/ Member Secretary (i/c), District Town and Country Planning, Sector-6, Anaiyur - Mudakkathan Main Road, Koodal Pudur, Madurai- 625 017. email-ID:dtcpmadurai@gmail.com www.tn.gov.in/dtcp	To 1) The Executive Engineer, TNEB, Madurai. 2) The Executive Engineer, TWAD Board, 1/1, Sambalam, Ganesh Nagar, Opp. M.G.R Bus stand, Mattuthavani, Melur Road, Madurai-625007
Roc. No.4867/2022/Mama	Dated. 30.11.2022.

Sir,

Sub: Directorate of Town and Country planning - Completed Construction of Residential building - District Town and Country Planning office- Madurai District - Melur Taluk - Melur Municipality - Karuthapuliampatti Village - Ward -E, Block -5, TS.No.1/28pt of Site extent 12487.14 sqm- TNHADB Residential Building Constructed For 400 Dwelling Units in Ground + 3 Floorsthat area Construction of 400 Residential Units of Ground + 3 Floors of 9 Blocks planning - Completion Certificate-Issued- Reg.

Ref:

- 1) The Deputy Director, Madurai Region Proceeding Lr.Roc No. 6515/2019/mama4 dt.07.07.2020
- 2) Completion Certificate Application Received from The Executive Engineer, TamilNadu Habitat Development Madurai LR.No722/AE(p)/2012 dated.23.11.2022.
- 3) G.O Ms.No.53, Housing and Urban Development (UD4(3)) Department, dt.16.04.2018.
- 4) Commissioner of Town and Country Planning Circular Roc.No.19992/2011 (1)-Special Cell, dt.31.05.2018.
- 5) G.O. Ms.No.18, Municipal Administration and Water Supply Department (MA1), dt.04.02.2019.
- 6) G.O. Ms.No.18, Housing and Urban Development (UD4(3)) Department, dt.04.02.2019.
- 7) G.O. Ms.No.16, Municipal Administration and Water Supply Department (MA1), dt.31.01.2020.

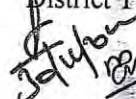
(2)

1) This is to certify that The Executive Engineer, Tamil Nadu Habitat Development Madurai, has constructed a Residential building 400 Units in the Land Bearing in TS no- 1/28pt, Ward-E,Block-5, karuthapuliyampatti village ,Melur Municipality , Melur Taluk, of Madurai District, for which Technical Clearance was sanctioned by The Deputy Director ,Madurai Regional office,Madurai vide Sanctioned vide order in Roc.No. 6515/2019/Mama4, dt.07.07.2020, and Consequently Permission vide Lr.no 116/cp/20-21 Dated 308.2020 was also issued by commissioner Melur Municipality. It was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

2) Accordingly, Completion Certificate is issued for the above construction vide C.C.No. 13/2022, dated:30.11.2022.

3) The Completion Certificate is issued in accordance with the provision of the Town & Country Planning Act, 1971 and the Rule20 of Tamilnadu Combined Development and Building Rule 2019 . As far as the Structural Stability / Adequacy aspect of 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 involved in construction works of said building .Hence this completion Certificate does not endorse the Structural adequacy of the building..


Assistant Director / Member Secretary (i/c),
District Town and Country Planning,
Madurai.


30/11/2022

Copy to:

1)Commissioner ,
Melur Municipality,
Madurai.

2)Executive Engineer,
Tamilnadu Urban HabitatDevelopmentBoard,
169,KK Nagar,Main Road,
Madurai-20

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FORM-4
ARCHITECT'S CERTIFICATE

Subject: Certificate of Completion of Construction Work of **400 units – Karuthapuliyampatti** consists **9 Blocks** of the Building of the Project (TNRERA Registration Number **TN/20/Building/0304/2020 Dated 26.08.2020**) situated on the Plot bearing Survey no. **1/28 Pt** demarcated by its boundaries **Corner 1 - 10.016100°, 78.348744°, Corner 2 - 10.015731°, 78.349975°, Corner 3 - 10.014930°, 78.349646°, Corner 4 - 10.015147°, 78.348605°** having **S.No.23** to the North **S.No.8** to the South **S.No.28 & 24** to the East **S.No.23** to the West of Division Nil village **Karuthapuliyampatti** Taluk **Melur** District **Madurai** PIN **625106** measuring **12487.14** sq.mts.area being developed by **Executive Engineer ,TNUHDB, Madurai Division.**

Sir,

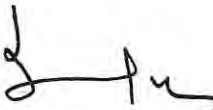
I **Executive Engineer ,TNUHDB, Madurai Division** have undertaken assignment as Architect / Engineer of certifying completion of Construction Work of Building **400 units – Karuthapuliyampatti** of the Building situated on the plot No./Survey No. **1/28 Pt** of Division Nil Village **Karuthapuliyampatti** Taluk **Melur** District **Madurai** PIN **625106** measuring **12487.14** sq.mts.

2. Following technical professionals are appointed by Owner/Promoter:

- (i) M/s/Thiru/Tmt. **Executive Engineer ,TNUHDB, Madurai Division** (In- house design) as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **Executive Engineer ,TNUHDB, Madurai Division** (In- house design) as Structural Consultant
- (iii) M/s/Thiru/Tmt. **Executive Engineer ,TNUHDB, Madurai Division** (In- house design) as MEP Consultant
- (iv) M/s/Thiru/Tmt. **Executive Engineer ,TNUHDB, Madurai Division** (In- house design) as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **Construction Work of 400 units – Karuthapuliyampatti** Building has been completed in all aspects. The **Construction Work of 400 units – Karuthapuliyampatti** Building is granted Completion Certificate bearing number **Roc.No. 4867/2022/MAMA** dated **30.11.2022** by **DTCP (Madurai Region)**

Yours Faithfully,



16/12/23

D.ASOKAN

Executive Engineer ,TNUHDB, Madurai 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

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.



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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
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