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Project - Quarterly Progress Report

Promoter's Name	:	**INDIA BUILDERS (CHENNAI) LIMITED**
Project Name	:	**SHREE NIVASAM** **Plot No.859, New Door No.91, 13th Main Road, Anna Nagar, Chennai-600040**
Project Registration No	:	**TN/29/Building/0326/2020**
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**	**706.99**
2.	Parking Lots	**5**	
3.	UDS Registered in Sq.m.	**5**	**325.07**

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)	**3.28 Crore**

C. Details of Clearances

1. Completion Certificate No. **C.C.No.EC/North-I/185/2022 Dated 30.06.2022**
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

Site condition photos:





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: 20.10.2022

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 **"SHREE NIVASAM"** Residential Building (TNRERA Registration Number **TN/29/BUILDING/0326/2020**) situated at Plot No.859, New Door No.91, 13th Main Road, Anna Nagar, Chennai-600040, comprised in R.S. No.141 Part of Villivakkam Village, Aminjikarai Taluk, Chennai District, demarcated by its boundaries (latitude and longitude of the end points) 13°05'09.5"N 80°12'01.5"E of measuring an extent of measuring an extent of 2 Ground and 800 Square feet [or 5600 Sq.ft.]. 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 "**SHREE NIVASAM**" Residential building situated at Plot No.859, New Door No.91, 13th Main Road, Anna Nagar, Chennai-600040, comprised in R.S. No.141 Part of Villivakkam Village, Aminjikarai Taluk, Chennai District, measuring an extent of measuring an extent of 2 Ground and 800 Square feet [or 5600 Sq.ft.. 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 **"SHREE NIVASAM"** Residential Building has been completed in all aspects. The **"SHREE NIVASAM"** Residential Building is granted Completion Certificate bearing number CMDA/CC/NHRB/N-I/158/2022 Vide C.C.No.EC/North-I/185/2022 dated 30.06.2022 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.I, Gandhi Irwin Road, Egmore, Chennai - 600 008. Shree nivasam

BY RPAD

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/NHRB/N-I/158/2022 Dated: 30-06-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Ground floor part (office) + Stilt floor + 3 floors + 4th floor part Residential building with 8 dwelling units at Plot No.859, New Door No.91, J Blok, 13th Main road, Anna Nagar, Chennai -40 comprised in R.S.No.141 part (as per document) Old S.No.141/1A1A pt, New S.No.139, Ward -01, Block No.41 (as per patta) of Villivakkam 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/01/2020, in letter No. PP/NHRB/N/875/2019 dated 06.01.2020 in Planning Permit No. 13070.
2. Completion Certificate Application received from the applicant on 18.04.2022.
3. This office letter even no. dated 13.05.2022 addressed to the applicant.
4. Applicant letter dated 18.05.2022 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. C-101356, dated 17.05.2022.
5. This office letter even no. dated 23.05.2022 addressed to the applicant.
6. Applicant letter dated 18.05.2022 & 27.06.2022.
7. 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.Narasimman & 4 others have constructed Ground floor part (office) + Stilt floor + 3 floors + 4th floor part Residential building with 8 dwelling units at Plot No.859, New Door No.91, J Blok, 13th Main road, Anna Nagar, Chennai -40 comprised in R.S.No.141 part (as per document) Old S.No.141/1A1A pt, New S.No.139, Ward -01, Block No.41 (as per patta) of Villivakkam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/01/2020, in letter No. PP/NHRB/N/875/2019 dated 06.01.2020 in Planning Permit No. 13070 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 / 185 /2022, dated: 30-06-2022**.

/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 7th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

30/6/2022

for MEMBER-SECRETARY

30/6/22

Copy to:

1 M/s.India Builders (Chennai) Ltd.,
Rep. by its Chairman, Thiru.J.Uttam Kumar,
GPA of Thiru.Narasimman & 4 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 File No.TNRERA/3480/2020 registration certificate of Form 'C' number TN/29/building/0326/2020 dated 4.09.2020 the promoter's share of Flat – 3A, 3B in 3rd Floor valid till March 2022. Further extended validity period till October 2022 vide Lr.No.TNRERA/9276/2022 dt. 27.06.2022.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

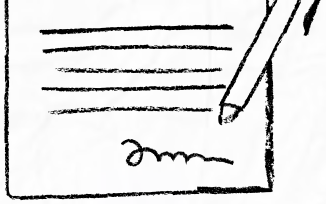
(For Refund of SD for building & DB)

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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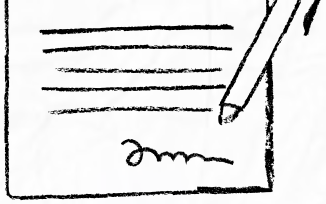
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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