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Project - Quarterly Progress Report



Promoter's Name	:	Tamil Nadu Housing Board
Project Name	:	Construction of 90 HIG & MIG Flats at Anna Nagar Western Extension
Project Registration No	:	TN/29 /Building/0378/2020 Dated. 15.10.2020
Quarter Ending	:	June -2023 Completion certificates untrained ref: CMDA/CC/NHRB/N-II/306/2022 DATED 27.09.2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	MIG Block – 16 units HIG Block – 30 units	MIG - 846 to 890 Sq.ft HIG - 991 to 1129 Sq.ft
2.	Parking Lots	NIL	
3.	UDS Registered in Sq.m.	NIL	

B. Construction

Sl. No.	Description	Block / Tower No	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block-1 (60MIG): Block-2 (30HIG):	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. - CMDA/CC/HRB/N-II/306/2022 Dated : 27.09.2022
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai.



Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai



Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai





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

DB
27/9

Letter No.CMDA/CC/NHRB/N-II/306/2022

Dated: 27-09-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Group development of Block – 1 of Stilt Floor + 5 Floors residential building with 30 dwelling units, Block – 2 of Stilt Floor + 5 Floors residential building with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, T.V.S. Nagar, 5th Main Road, Anna Nagar Western Extension Scheme, Padi, Chennai-50 comprised in S.No.256/1A part, 2B part, 3C part, 257/1 part, 258/12 part, 13 part & 19 part of Padi village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission in P.P. No. B/NHRB/221 A to C/2020, in letter No. PP/NHRB/N/222/2020 dated 03.08.2020 in Planning Permit No.13590.
2. Completion Certificate Application received from the applicant on 12.08.2022.
3. This office letter even no. dated 05.09.2022 addressed to the applicant.
4. Applicant letter dated 15.09.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B-0022148, dated 15.09.2022.
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 the EE & ADO, TNHB, Anna Nagar Division has constructed Group development of Block – 1 of Stilt Floor + 5 Floors residential building with 30 dwelling units, Block – 2 of Stilt Floor + 5 Floors residential building with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, T.V.S. Nagar, 5th Main Road, Anna Nagar Western Extension Scheme, Padi, Chennai-50 comprised in S.No.256/1A part, 2B part, 3C part, 257/1 part, 258/12 part, 13 part & 19 part of Padi village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/221 A to C/2020, Planning Permit No.13590 in letter No. PP/NHRB/N/222/2020 dated 03.08.2020 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-II / 316 /2022, dated: 27-09-2022.

/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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

J. Jayalal
for MEMBER-SECRETARY

A
27/9/22

Copy to:

✓ The EE & ADO,
TNHB, Anna Nagar Division,
Thirumangalam,
Chennai-101.

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

TNRERA letter No.TNRERA/11280/2022 dated
05.09.2022. Form 'C' number
TN/29/building/0378/2020 in letter
No.TNRERA/4394/2020 dated 15.10.2020. The
registration shall be valid up to 31.12.2022.

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

(For Refund of SD for building & DB does not
arise)

4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

(8)

FORM-4
ARCHITECT 'S CERTIFICATE

Date:30.05.2023

To
The Executive Engineer & Ado
Anna Nagar Division
TNHB , Thirumangalam,
Chennai- 600 101.

Subject: Certificate of Completion of Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai, Comprised in S.No.256/1A part, 2B part, 3C part, 257/1 part, 258/12 part, 13 part & 19 part of Padi Village, Chennai, the Building of the Project (TN / 29 / Building / 0378 / 2020 , Dated. 15.10.2020) measuring 3829.66 sq.mts. area being developed by TNHB.

Sir,

I have undertaken assignment as Architect/Engineer of Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai, Comprised in S.No.256/1A part, 2B part, 3C part, 257/1 part, 258/12 part, 13 part & 19 part of Padi Village, Chennai measuring 3829.66 sq.mts. area being developed by TNHB.

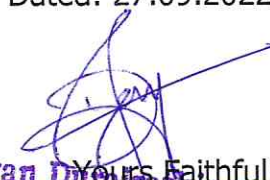
Following technical professionals are appointed by Owner/Promoter:
(as applicable)

- (i) Thiru. Jayan Durairathinam
- (ii) M/s.Vigneshwara consultant as Structural Consultant

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that

Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai, Comprised in S.No.256/1A part, 2B part, 3C part, 257/1 part, 258/12 part, 13 part & 19 part of Padi Village, Chennai of the Building has been completed in all aspects.

The Construction of Block-1: Stilt Floor + 5 Floors with 30 dwelling units, Block-2: Stilt Floor + 5 Floors with 60 dwelling units, totally 90 dwelling units at North Main Road, 1st Avenue, TVS Nagar, 5th Main Road, Anna Nagar, Western Extension Scheme, Padi, Chennai, Comprised in S.No.256/1A part, 2B part, 3C part, 257/1 part, 258/12 part, 13 part & 19 part of Padi Village, Chennai of the Building is granted Completion Certificate bearing number CC NO.EC/NORTH-II/316/2022, Dated:27.09.2022 by CMDA vide letter no. CMDA / CC / NHRB / N-II / 306 / 2022, Dated: 27.09.2022


Yours Faithfully,
Jayan Dinesh, M.Arch.
PRINCIPAL ARCHITECT
+91 44 42918321
Plot No. 12, 1st Main Road, Kamakodi Nagar,
Valasaravakkam, Chennai-600 087.
CMDA NO: RA/Gr. 1/19/05/256



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real estate journey

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