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Project - Quarterly Progress Report

(15)

Promoter's Name	:	Tamil Nadu Housing Board
Project Name	:	Construction of 108 HIG flats under self finance scheme at T.S. No 43 pt, Block no.3 of Shenoy Nagar, Aminjikarai Taluk, Chennai District.
Project Registration No	:	TN/29 /Building/0427/2020 Dated. 20.11.2020
Quarter Ending	:	June 2023 Completion certificates untrained ref: CMDA/CC/HRB/N-I/350-A/2022 Dt.09.02.2023

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)	37	1025 to 1165 Sqft
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	1	Completed
2.	Status of common Amenities for each Block / Tower, Item wise		Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100.00%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	99.00%

C. Details of Clearances

1. Completion Certificate No. CMDA/CC/HRB/N-I/350-A/2022 Dt.09.02.2023 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
Fire Compliance certificate No.CC.No.26/2022 dated 11.05.2022
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

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

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

Construction of 108 Flats under SFS at Shenoy nagar.



Construction of Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai.





Construction of Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai.



Construction of Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, 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

DE/PL
29/11/22

Letter No.CMDA/CC/HRB/N-I/350-A/2022

Dated: 09-02-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Multi Storied building of Stilt Floor + 9 Floors residential building with 108 dwelling units abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai-30 comprised in T.S. No.43(part), Block No.3 of Aminjikarai village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. C/PP/MSB/29 A to C /2020, in letter No.C3(N)/14715/2017 dated 15.09.2020, Planning Permit No. 13231 (Government letter (Ms) No.62 H&UD Dept., dated 19.03.2020).
 2. Compliance certificate issued by DF&RS in D.Dis. No.4692/C1/2022, C.C. No.26/2022 dated 11.05.2022.
 3. Completion Certificate Application received from the applicant on 12.09.2022.
 4. This office letter even no. dated 26.10.2022 addressed to the applicant.
 5. Applicant letter along with Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0022419 dated 14.11.2022.
 6. 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 Executive Engineer & ADO, TNHB have constructed Multi Storied building of Stilt Floor + 9 Floors residential building with 108 dwelling units abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai-30 comprised in T.S. No.43(part), Block No.3 of Aminjikarai village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. C/PP/MSB/29 A to C /2020, in letter No.C3(N)/14715/2017 dated 15.09.2020, Planning Permit No. 13231 (Government letter (Ms) No.62 H&UD Dept., dated 19.03.2020) 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I/036/2023, dated 09-02-2023.

//ptol//

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 6th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

P. S. S. S. S.
9/2/2023
for MEMBER-SECRETARY

Copy to:

- 1 The Executive Engineer & ADO,
TNHB, Anna Nagar Division,
TNHB Complex,
Thirumangalam,
Chennai-600101.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

TNRERA registration certificate of project Form 'F' No.TNRERA/12395/2022 and registration No.TN/29/Building/0427/2020 in letter No.TNRERA/6322/2020 dated 20.11.2020. 1st time extension was issued from July 2021 to July 2022. The registration shall be valid for a period extension from August 2022 to December 2022.

(Refund does not arise due to the applicant has not remitted the SD for building and Display Board amount)

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 Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai - 600030 comprised in T.S.No.43 part, Block No.3 of Aminjikarai Village, Greater Chennai Corporation, Chennai District, the Building of the Project (TN / 29 / Building / 0427 / 2020 , Dated. 20.11.2020) measuring 4607.09 sq.mts. area being developed by TNHB

Sir,

I have undertaken assignment as Architect/Engineer of Construction of Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai - 600030 comprised in T.S.No.43 part, Block No.3 of Aminjikarai Village, Greater Chennai Corporation, Chennai District – 600 030 measuring 4607.09 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 Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai - 600030 comprised in T.S.No.43 part, Block No.3 of Aminjikarai Village, Greater

Chennai Corporation, Chennai District of the Building has been completed in all aspects.

The Construction of Stilt Floor + 9 Floors with 108 dwelling units, abutting Cemetery Road and East Club Road, Shenoy Nagar, Chennai - 600030 comprised in T.S.No.43 part, Block No.3 of Aminjikarai Village, Greater Chennai Corporation, Chennai District of the Building is granted Completion Certificate bearing number CC NO.EC/NORTH-I/036/2023, Dated:09.02.2023 by CMDA vide letter no.CMDA/CC/HRB/N-I/350-A/2022, Dated: 09.02.2023

Jayan Durairathinam, M.Arch.
PRINCIPAL ARCHITECT

Yours Faithfully,

Plot No. 12, 1st Main Road, Kamakodi Nagar,
Valasaravakkam, Chennai-600 097.

CMDA NO : RA/GV.01.19/05/256



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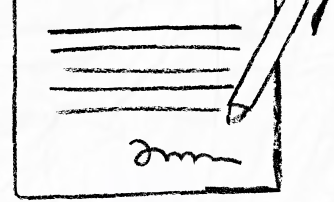
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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



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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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[+91 9996 12 9996](tel:+919996129996)
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