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Project - Quarterly Progress Report

9

Promoter's Name	:	M/s. Tamil Nadu Urban Habitat Development Board, Tiruppur Division, Tiruppur
Project Name	:	Construction of 108 EWS tenements at Kumaran Nagar, Panayampalli village in Sathyamangalam Taluk of Erode District under HFA – AHP- Vertical III.
Project Registration No	:	TN/10/Building/0068/2020
Quarter Ending	:	MARCH 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area Sqm
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	108	4056.73
2.	Parking Lots	—	—
3.	UDS Registered in Sq.m.	—	—

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	C3 to C5, B4	Enclosed
2.	Status of common Amenities for each Block/Tower, Item wise	-	Enclosed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	95 %

C. Details of Clearances

1. Completion Certificate No. **Enclosed**
2. Compliance Report, if any (Kindly Specify) **Not Applicable**
3. Annual Audit Report of Special Account in Form 7 **Enclosed**

M. Meenakshi
JE 21/6/23

M. J. J. J.
21/6/23

M. J. J. J.
22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION

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

11



M. Muneer
JE 24/6/23

M. Muneer
24/6/23

M. Muneer 22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION

From

Tmt.R.Rani., B.E.,
 Assistant Director / Deputy Director (i/c)
 Erode District Town and Country planning office,
 Govt ITI opp.Chennimalai road,
 Erode District -638 009,
 e mail : ddtcperode@gmail.com
 Phone: 0424 2258297

To

1. The President,
 Panayampalli panchayat,
 Sathyamangalam Taluk, Erode.
2. The Executive Engineer,
 TANGEDCO,
 Erode District.

Roc. No: 4643/2022 ED3

Date: 26.11.2022

Sir,

Sub : Completion Certificate – DTCP – District Town and Country Planning office –
 Erode District – Sathyamangalam Taluk – Panayampalli Panchayat and village
 –S.F.No.358/1 – Extent 17735.55 Sqm – TNUHDB Residential buildings
 constructed for 360 dwelling units in Ground + 2 floors of 11 Blocks –
 Completion Certificate issued – Reg.

- Ref : 1. The planning permission No. க.வ./ந.உ.(திம)எண்.4/2020
 dt.29.01.2020 from Assistant Director, Tirupur Region T & CP office
 letter Roc.No.3764/2019 TR2 Dt.29.01.2020
2. President, Panayampalli village panchayat letter no.32/2019-2020
 dt.08.02.2020
3. Completion Certificate application received from Executive Engineer, Tamil
 nadu Urban Habitat Development Board Letter Roc.No.5/AE(P)/Tpr Dn
 Dt: 18.11.2022
4. G.O.(Ms)No.18 Municipal Administration and Water Administration and
 Water Supply (MA1) Department dated 4.2.2019
5. G.O.(Ms)No.16 Municipal Administration and Water Administration and
 Water Supply (MA1) Department dated 31.01.2020

1. This is to Certify that Tamil nadu Urban Habitat Development Board has constructed Residential Apartment Building in the land bearing S.F.No.358/1 at Panayampalli Panchayat and village, Sathyamangalam Taluk of Erode District for which Technical clearance was sanctioned by the Assistant Director, Tirupur Region office, Tirupur vide Proceeding letter No.3764/2019 TR2 Dt.29.01.2020 and consequently permission vide Ir.No.32/2019-2020 dt.08.02.2020 was also issued by the President, Panayampalli village panchayat. It was inspected and observed that the building has been completed as per approved plan and satisfied the norms for issue of Completion certificate.

2. Accordingly, Completion Certificate is issued for the above construction Vide C.C.No: 06/2022 dated:26.11.2022.
3. The Completion Certificate is issued in accordance with the provisions of Tamil Nadu Town & Country Planning Act, 1971 and the rule No.20 of Tamil Nadu Combined Development and Building Rules, 2019. As far as the Structural Stability /Adequacy aspect of the building is concerned, it is the sole responsibility of the Applicant / Developer / Power Agent and the Structural Engineer / Licensed Surveyor / Architect and Construction Engineer who had been involved in the construction works of the said building. Hence the Completion Certificate does not endorse the structural adequacy of the building.


Assistant Director / Deputy Director (I/c),
Erode District Town and Country planning office,
Erode.

Copy to
Executive Engineer,
Tamil nadu Urban Habitat Development Board,
✓ Tiruppur Division,
No.188, Sakthi Nagar, 3rd street,
Boyampalayam pirivu, Perumanallur road,
Tiruppur -02.


21/6/23


21/6/23


22.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION

FORM-4

ARCHITECT'S CERTIFICATE

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

Date:

To

Executive Engineer
TNUHDB
Tiruppur Division
188, Sakthi Nagar, 3rd Street,
Boyampalayam Pirivu,
Tiruppur- 641 602

Subject: Certificate of Completion of Construction Work of Kumaran Nagar Residential Building/ no.of blocks – 4 nos (Type B - 1 Nos & Type C - 3 Nos) 108 nos Building of the Project TN/10/Building/0068/2020 Dated 19.02.2020 situated on the Plot, Survey no./Plot no./Door No.358/1 of, demarcated by its boundaries **North to the South 11 23' 07.3"N, 77 09'10.9"E to the East 11 23'07.8"N 77 09'09.5"E to the West** of Division , Panayampalli & Panchayat, Sathyamangalam Taluk, Erode District. PIN 638 459. measuring 19400 Sqm. area being developed by Executive Engineer, TNUHDB, Tiruppur Division

Sir,

I have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Kumaran Nagar Building/Block/Tower 108 nos no.of blocks – 4 nos (Type B- 1 Nos & Type C-3 Nos) of the Building situated on the plot No./Survey no./ Door no. 358/1, Panayampalli Village & Panchayat ,Sathyamangalam Taluk, Erode District. PIN 638 459 measuring 19400 Sqm ,area being developed by Executive Engineer, TNUHDB, Tiruppur Division

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

- (i) M/s/Thiru/Tmt. K.S. Mohan Barath as Architect/Engineer
- (ii) M/s/Thiru/Tmt. Executive Engineer as Structural Consultant
- (iii) M/s/Thiru/Tmt. Executive Engineer as MEP Consultant
- (iv) M/s/Thiru/Tmt. Executive Engineer 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 Kumaran Nagar Building/Block of the Building has been completed in all aspects.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S./Architect with (License No

[Signature]
19/6/23
Ar. MOHAN BARATH K.S
Registered Architect
Regd. No. CA/2016/78394
2/82, Karupannasamy Koil 2nd Street,
Surampatti Nag! Road, Erode-638 002.

[Signature] 12.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISIC



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
real estate journey

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