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Project - Quarterly Progress Report

Promoter's Name	:	M/s. Tamil Nadu Urban Habitat Development Board, Tiruppur Division, Tiruppur
Project Name	:	Construction of 204 Nos of Slum Tenements adopting T.D HFA 31/2017 and 09/2018 (G+2 Three Storied) at Tiruvachi – Nethaji Nagar, Perundurai Taluk of Erode District under PMAY – HFA – AHP
Project Registration No	:	TN/10/Building/0069/2020, Dated: 19.02.2020
Quarter Ending	:	June 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)	204	7572.72 Sq.m
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	Block A1, A2, A3, B1, B2, B3 & 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)	100%

C. Details of Clearances

1. Completion Certificate No. **NOT APPLICABLE**
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)


AE


EE


23.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION



M. Mani
AC

[Signature]

M. S. S. 23.6.23
Executive Engineer
TNUHDB / TIRUPPUR DIVISION

From

To

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
 Roc. No: 4694/2022 ED3

1. The President,
 Thiruvachi panchayat,
 Perundurai Taluk, Erode.
 2. The Executive Engineer,
 TANGEDCO,
 Erode District.

Date: 26.11.2022

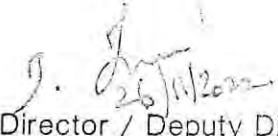
Sir,

Sub : Completion Certificate – DTCP – District Town and Country Planning office –
 Erode District – Perundurai Taluk – Tiruvachi Panchayat and village –
 S.F.No.7/1 – Extent 2.46 Acre – TNUHDB Residential buildings constructed
 for 204 dwelling units in Ground + 2 floors of 7 Blocks – Completion
 Certificate issued – Reg.

Ref : 1. The planning permission No. க.வ./ந.உ.ப.(திம)எண்.28/2019
 dt.30.12.2019 from Assistant Director, Tirupur Region T & CP office
 letter Roc.No.2235/2019 TR2 Dt.30.12.2019
 2. President, Thiruvachi village panchayat letter no.15/2019-2020
 dt.31.01.2020
 3. Completion Certificate application received from Executive Engineer, Tamil
 nadu Urban Habitat Development Board Letter Roc.No.163/AE(D)/Tpr Dt:
 16.11.2022
 4. G.O.(Ms)No.18 and 16 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.7/1 at Tiruvachi Panchayat and village, Perundurai Taluk of Erode District for which Technical clearance was sanctioned by the Assistant Director, Tirupur Region office, Tirupur vide Proceeding letter No.2235/2019 TR2, dated:30.12.2019 and consequently permission vide Ir.No. 15/2019-2020 dt.31.01.2020, was also issued by the President, Thiruvachi 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: 02/2022 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.

FORM-4**ARCHITECT'S CERTIFICATE**

(Issued on completion of each of the Building/Block/Tower)

Date: 19.06.2023

To

The Executive Engineer,
Tamil Nadu Urban Habitat Development Board,
Tiruppur Division
Tiruppur.

Subject: Certificate of Completion of Construction Work of Tiruvachi Residential Building/
no.of blocks - 7 (Type A -3 nos,Block B- 4 Nos) 204 nos Building of the Project
TN/10/Building/0069/2020 Dated 19.02.2020 situated on the Plot, Survey no./Plot
no./Door No.7/1 of. demarcated by its boundaries NE 11°32'30" SE 77°59'65",
Tiruvachi village, Perundurai Taluk, Erode District. PIN 638 052 measuring 10000
Sqm. area being developed by Executive Engineer, TNUHDB, Tiruppur Division

Sir,

I have undertaken assignment as Architect of certifying completion of Construction
Work of Tiruvachi Building/Block/Tower 204 nos no.of blocks - 7 (Type A -3
nos,Block B- 4 Nos) of the Building situated on the plot No./Survey no./ Door no. 7/1
Tiruvachi village, Perundurai Taluk, Erode District. PIN638 052 measuring 10000
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 |
| (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
Tiruvachi 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.)

K.S. MOHAN BARATH
Ar. MOHAN BARATH K.S
Registered Architect
Regd. No. CA/2016/78334
2/82, Karupannasamy, 2nd Street,
Tiruppur

MJBK 23.6.23
Executive Engineer
TNUHDB / TIRUPPUR 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.



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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

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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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