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Project - Quarterly Progress Report

Promoter's Name	:	IDEAL BUILDING COMPANY
Project Name	:	ABIRAMI
Project Registration No	:	TN/29/Building/0135/2021.
Quarter Ending	:	June - 2021

A. Sales

Sl. No.	Description	No.	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	-	-
2.	Parking Lots	-	-
3.	UDS Registered in Sq.M	-	-

B. Construction

Sl. No.	Description	Floor No.	Status
1.	Stage of construction, Floor wise	Floor 1	100%
		Floor 2	100%
		Floor 3	100%
		Block 4	100%
2.	Status of common Amenities		Fully Completed

S.No	Common Facilities and Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Paver flooring in Stilts & drive way	Yes	100	Work Completed
2	Lift & Compound wall	Yes	100	Work Completed
3	Under Ground Sump	Yes	100	Work completed
4	Sewage and Water Connection	Yes	100	Work completed
5	TNEB Power Supply	Yes	100	Work completed

C. Details of Clearances

1. Completion Certificate No. – CC No. EC/Central-II/146/2021 Dt., 21.06.2021.
2. Compliance Report, if any (Kindly Specify) - Nil
3. Annual Audit Report of Special Account in Form 7 - Attached

D. Latest Photo with Date (At least from 2 angles) - Attached

For IDEAL BUILDING COMPANY

MR
Managing Partner

ARCHITECT 'S CERTIFICATE
(Issued on completion of the Building)

Date: 12.07.2021

To

M/s IDEAL BUILDING COMPANY,
#141, Al-Block,
Anna Nagar,
Chennai-40.

Subject: Certificate of Completion of Construction Work of Building of the Project (TNRERA TN/29/Building/0135/2021 dated 27/04/2021) situated on Plot No.14, Old Door No.7, New Door No.14, of Dr. Nair Road, T.Nagar, Chennai – 600 017, demarcated by its boundaries (Latitude: 13.04.30.60, Longitude: 80.24.08.01) to the North to the South 80 ft on east and west and to the East to the West on the north 180 ft and South 181 ft. comprising in S. No 68, 74/2, T.S No. 7071, Block No. 115, Thyagaraya Nagar Village, Greater Chennai Corporation, Zone-10, Div. No. 136 and measuring 1337.79 sq.mts. area being developed by M/s IDEAL BUILDING COMPANY.

Sir, I have undertaken assignment as Engineer of certifying completion of Construction Work of Building situated on the Plot No.14, Old Door No.7, New Door No.14, of Dr. Nair Road, T.Nagar, Chennai – 600 017, comprising in S. No 68, 74/2, T.S No. 7071, Block No. 115, Thyagaraya Nagar Village, Greater Chennai Corporation, Zone-10, Div. No. 136 measuring 1337.79 sq. mts. area being developed by M/s Ideal Building Company.

2. Following technical professionals are appointed by the Promoter:

- (i) Thiru. G.Jayasankar, RE/GR-II/19/03/031 as Engineer
- (ii) Thiru. A.P.Senthilkumar, SE/GR-I/19/03/050 as Structural Consultant
- (iii) Thiru. J.Suresh, RE/GR-I/19/07/233 as Site Supervisor of Works.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Building has been completed in all aspects. The Building is granted Completion Certificate issued by CMDA vide. CC No. EC/Central-II/146/2021 Dt. 21.06.2021.

Yours Faithfully,

G.JAYASANKAR, RE/GR-II/19/03/031
M-36, First Floor, 10th Street,
Anna Nagar East, Chennai-102.
Jeyemassociates70@gmail.com
Mobil No. 98400 21164.

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

Letter No. CMDA/CC/NHRB/C/0133/2021

Dated: 21-06-2021

Sir,

Sub: CMDA – Enforcement Cell (Central -II) – Completed construction of Stilt (part) / GF (part) (Restaurant) + 3 floors + 4th floor (part) Restaurant cum Residential building with 10 dwelling units at Plot No.14, Old Door No.7, New Door No.14, Dr. Nair Road, T. Nagar, Chennai 600 017 comprised in old S.No.68, 74/2, T.S. No. 7071, Block No.115 of T. Nagar village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No. B/Spl. Bldg./82/2018 Permit No.11891 in letter No. BC1/713/2017 dated 08.05.2018
 2. Your Completion Certificate application through online dated 28.04.2021.
 3. TNRERA projection registration certificate No.TN/29/ Building/ 0135/2021 dated 27.4.2021 in the name of M/s. ideal building Co., valid till 07.05.2023.
 4. This office letter even no. dated 15.06.2021 addressed to the Applicant
 5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0019257 dated 18.06.2021.

This is to certify that **Thiru D. Meyyappan, GPA** has constructed Stilt (part) / GF (part) (Restaurant) + 3 floors + 4th floor (part) Restaurant cum Residential building with 10 dwelling units at Plot No.14, Old Door No.7, New Door No.14, Dr. Nair Road, T. Nagar, Chennai 600 017 comprised in old S.No.68, 74/2, T.S. No. 7071, Block No.115 of T. Nagar village, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No. B/Spl. Bldg./82/2018 Permit No.11891 in letter No. BC1/713/2017 dated 08.05.2018. The building 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.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II / 146 /2021, dated: 21-06-2021.

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.

Yours faithfully,

P. S. S. S. S. S.
21/6/2021
for **MEMBER-SECRETARY**

Copy to:

1. Thiru D. Meyyappan (GPA)
14/20, Dr. Nair Road
T. Nagar
Chennai 600 017
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 projection registration
certificate No.TN/29- Building/
0135/2021 dated 27.4.2021 in the name
of M/s. ideal building Co., valid till
07.05.2023)

(For Refund of SD for building & DB)

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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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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