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Project - Quarterly Progress Report

Promoter's Name	:	HANSA ESTATES PRIVATE LIMITED
Project Name	:	HANSA GARNET
Project Registration No	:	TN/02/Building/0315/2021
Quarter Ending	:	31 st December 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (in Sq.M)
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	2 BHK - 3 Nos. 3 BHK - 5 Nos.	315.06 658.10
2.	Parking Lots	8 Nos.	
3.	UDS Registered in Sq.m.	5 Nos.	244.71

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise		Building completed. Applied for completion certificate.
2.	Status of common Amenities for each Block/Tower, Item wise		Completed.

.. 2 ..

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.700 lakhs

C. Details of Clearances

1. Completion Certificate No. Applied.
2. Compliance Report, if any (Kindly Specify) - Nil.

D. Latest Photo with Date (At least from 2 angles) – Enclosed.

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

For Hansa Estates Private Limited


Authorised Signatory

Date: January 10, 2023.

FORM-4

ARCHITECT'S CERTIFICATE

To

Hansa Estates Private Limited
No.19, Wheatcroft Road,
Nungambakkam, Chennai-600 034

Subject: Certificate of Completion of Construction Work of Hansa Garnet Building of the Building of the Project (TNRERA Registration Number TN/02/Building/0315/2021 Dated 22.09.2021) situated on the Hansa Garnet, Plot No.4, T S No.7/15 Old Survey No.276, 277, 278 and 279, Block No.18, Ward – G, Zone-I, Division- 7, Tiruvottiyur Village, Tiruvottiyur, Chennai-600 019 demarcated by its boundaries (latitude and longitude of the end points) 13° 09'N to the North to South 80° 17'E to the East to West of Tiruvottiyur Village Tiruvallur district, Chennai-600 019 measuring 2571.52 sq. mts. Area being developed by Hansa Estates Private Limited.

Sir,

I have undertaken assignment as Architect/Engineer of certifying completion of construction Work of Hansa Garnet, Plot No.4, T S No.7/15 Old Survey No.276, 277, 278 and 279, Block No.18, Ward – G, Zone-I, Division-7, Tiruvottiyur Village, Tiruvottiyur, Chennai-600 019 demarcated by its boundaries (latitude and longitude of the end points) 13° 09'N to the North to South 80° 17'E to the East to West of Tiruvottiyur Village Tiruvallur district, Chennai-600 019 measuring 2571.52 sq. mts. Area being developed by Hansa Estates Private Limited.

2. Following technical professional are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. P Muthukumar as L.s/Architect
- (ii) M/s/Thiru/Tmt. V R Ravindran as Structural Consultant
- (iii) M/s/Thiru/Tmt. Ganga Consultancy as MEP Consultant
- (iv) M/s/Thiru/Tmt. G C Saravanakumar as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Hansa Garnet Building of the Building has been completed in all aspects. The Hansa Garnet Building of the Building is granted Completion Certificate bearing Number C.C.No.EC/North-II/004/2023, dated: 09-01-2023 by CMDA

Yours Faithfully,


P. MUTHUKUMAR, B. Arch,

2019

No. 7/27, Jaya Street, Kadapperi, Chennai-45.

P. MUTHUKUMAR, B. Arch,

CA/2012/84824, RA 93/2019

CMDA No. RA/GR-1/19/03/059

CGLRGN/RA/Gr.I/2020/03/001

No. 7/27, Jaya Street, Kadapperi, Chennai-45.



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

Letter No.CMDA/CC/NHRB/N-II/426/2022

Dated: 09-01-2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 4 Floors + 5th Floor (part) residential building with 26 dwelling units at Plot No.4 in CMDA approved Layout No. PPD/LO No.34/2016 comprised in T.S. No.7/15, Old S.No.276, 277, 278 & 279, Ward –G, Block No.18 of Thiruvottiyur village, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/399/2020, vide Planning Permit No. 13768, letter No. PP/NHRB/N/1142/2019 dated 01.12.2020
 2. Completion Certificate Application received from the applicant on 18.11.2022.
 3. This office letter even no. dated 14.12.2022 addressed to the applicant.
 4. Applicant letter dated 22.12.2022 along with additional Development Charges and I&A charges remitted in CMDA receipt No. B-0022643, dated 22.12.2022.
 5. W.P. (MD) No.8948 of 2019 & WMP. (MD) Nos.6912 & 6913 of 2019 dated 12.04.2019.

This is to certify that M/s.Hansa Estates Pvt. Ltd., (GPA) Rep. by its, Thiru.S.Gurumoorthy have constructed Stilt Floor + 4 Floors + 5th Floor (part) residential building with 26 dwelling units at Plot No.4 in CMDA approved Lay out No. PPD/LO No.34/2016 comprised in T.S. No.7/15, Old S.No.276, 277, 278 & 279, Ward –G, Block No.18 of Thiruvottiyur village, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/399/2020, vide Planning Permit No. 13768, in letter No. PP/NHRB/N/1142/2019 dated 01.12.2020 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 TNCDDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II / 004 /2023, dated: 09-01-2023.

/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,

 10/01/23
for MEMBER-SECRETARY
A
10/1/23

Copy to:

- ✓ M/s. Hansa Estates Pvt. Ltd.,
(GPA) Rep. by its,
Thiru.S.Gurumoorthy,
No.19, Wheat Craft Road,
Nungambakkam,
Chennai-600034.
- 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, DB)
Chennai
4. The System Analyst, Computer
Cell, CMDA, (to update
Webpage)

TNRERA registration certificate of project Form 'F'
No.TNRERA/12278/2022 and registration
No.TN/02/Building/0315/2021 in letter
No.TNRERA/4798/2021 dated 22.09.2021. The
registration shall be valid for a period of extension from
November 2022 to 31.01.2023.

(For Refund of SD for building, Septic Tank / STP &

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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REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



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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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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