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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS (CHENNAI) LIMITED
Project Name	:	"SWAGATHAM" Old Door No: 83, New Door No: 14, Elango Nagar Main Road, Virugambakkam, Chennai- 600 092.
Project Registration No	:	TN/29/Building/0356/2021
Quarter Ending	:	DECEMBER 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	4	427.36
2.	Parking Lots	5	
3.	UDS Registered in Sq.m.	4	195.58

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 (Only 1 Block)	Flats Wood Works in Progress
2.	Status of common Amenities for each Block/Tower, Item wise	-	Car Parking Area under progress

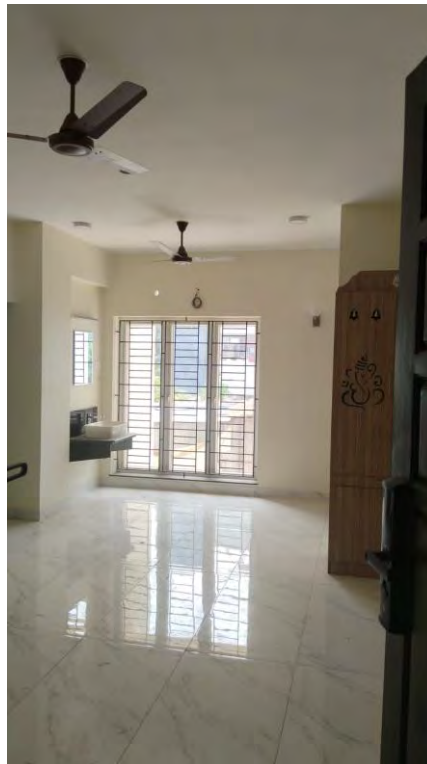
Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net project cost in lakhs)	3.45 Crores

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 – Not Applicable

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

Site condition photos:





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.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/C/374/2023

Dated: 15.09.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central - I) – Completed construction of Stilt Floor + 5 Floors residential building with 10 dwelling units at Old Door No. 83, New Door No. 14, Elango Nagar Main Road, Virugambakkam, Chennai comprised Old S.No.120/5, T.S.No.99, Block No.6, of Virugambakkam Village within the limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. PP/NHRB/184/2021 in Planning Permit No.14192 in letter No. PP/NHRB/C/144/2021 dated 06.07.2021.
 2. TNRERA Registration No. TN/29/Building/0356/2021 dated 13.10.2021 in letter No. TNRERA/5325/2021.
 3. Completion Certificate Application received from M/s.India Builders (Chennai) Limited, Rep. by its Director Thiru.U.Preetam Karthik, on 08.08.2023
 4. This office D.C. advice Letter even No. dated 31.08.2023.
 5. The applicant letter dated 04.09.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024102 dated 01.09.2023.
 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 M/s.India Builders (Chennai) Limited, Rep. by its Director Thiru.U.Preetam Karthik have constructed Stilt Floor + 5 Floors residential building with 10 dwelling units at Old Door No. 83, New Door No. 14, Elango Nagar Main Road, Virugambakkam, Chennai comprised Old S.No.120/5, T.S.No.99, Block No.6, of Virugambakkam Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 1st cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate as per TNCDBR rules, 2019.

//pto//

3. 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. 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,

for MEMBER-SECRETARY

Copy to:

1. M/s. India Builders (Chennai) Limited,
Rep. by its Director Thiru.U.Preetam Karthik,
AA-36, 3rd Main Road,
3rd street, Anna Nagar,
Chennai – 600 040.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
3. The Deputy Financial Analyst
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

(TNRERA Registration No. TN/29/Building/0356/2021 dated 13.10.2021 in letter No. TNRERA/5325/2021 valid till December 2023)

(For Refund of Security Deposit for
Building and Display Board)

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate



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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

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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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