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Project - Quarterly Progress Report

Promoter's Name	:	**INDIA BUILDERS (CHENNAI) LIMITED**
Project Name	:	**"SAI ANBAGAM"** **Plot no: II, III, Jaswanth Nagar 5th main road, Nolambur, Moggappair west, Chennai – 600 037.**
Project Registration No	:	**TN/29/Building/0365/2021**
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)	**6**	**725.56**
2.	Parking Lots	**7**	
3.	UDS Registered in Sq.m.	**6**	**331.50**

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	**1 (Only 1 Block)**	**Wood Work in progress**
2.	Status of common Amenities for each Block/Tower, Item wise	--	**Common Area Points on going**

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**100%**
	ii) Financial (Net project cost in lakhs)	**4.68 Crore**

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:

Sai Anbagam.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

கலைஞர் 100
1924 - 2023

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/N-II/375/2023 **Dated: 13-09-2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 4 Floors Residential building of with 12 dwelling units at Plot No.II & III in the approved Layout No.PPD/ L.O. No.141/1993, Jaswanth Nagar, 5th Main Road, Nolambur, Mogappair West, Chennai-37 bearing in Old S.No.603/10, 603/11 & 603/12, New S.No.603part, T.S. No.7/60, 7/64, Block No.25, Ward-H of Mogappair village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission in P.P. No PP/NHRB/189/2021, in letter No. PP/NHRB/N/204/2021 dated 09.07.2021 in Planning Permit No.14197 availing with Premium FSI.
2. TNRERA letter No. TNRERA/5511/2021 and registration No.TN/29/Building/0365/2022 dated 27.10.2021.
3. Completion Certificate Application received from the applicant on 08.08.2023.
4. This office letter even no. dated 04.09.2023 addressed to the applicant.
5. Applicant letter dated 08.09.2023 along with additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0024128 dated 08.09.2023.
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) Ltd., Rep. by its Director, Thiru.U.Preetam Karthik, GPA of Thiru.M.Kumaran, Rajesh & M.Kumar, have constructed Stilt Floor + 4 Floors Residential building of with 12 dwelling units at Plot No.II & III in the approved Layout No.PPD/ L.O. No.141/1993, Jaswanth Nagar, 5th Main Road, Nolambur, Mogappair West, Chennai-37 bearing in Old S.No.603/10, 603/11 & 603/12, New S.No.603part, T.S. No.7/60, 7/64, Block No.25, Ward-H of Mogappair village, Chennai, within the limit of Greater Chennai Corporation. 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 approved by the TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-II/ 290 /2023, dated: 13-09-2023**.

/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 6th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

S. Jeyade 13/9/23

for MEMBER-SECRETARY

13/9/23

Copy to:

1 M/s.India Builders (Chennai) Ltd.,
Rep. by its Director,
Thiru.U.Preetam Karthik,
GPA of Thiru.M.Kumaran, Rajesh & M.Kumar,
No.AA-36, 3rd Main Road,
3rd Street, Anna Nagar,
Chennai-600040.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form 'C' No.TNRERA/5511/2021 and registration No.TN/29/Building/0365/2022 dated 27.10.2021. The registration shall be **valid till December 2023.**

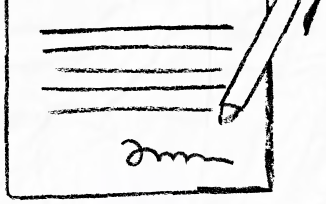
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

(For Refund of SD for building & DB)

4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.



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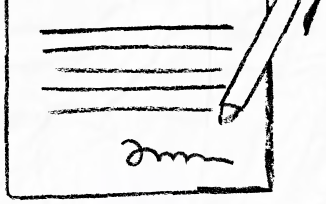
NRI & Investment Services

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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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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