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Project - Quarterly Progress Report

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Promoter's Name	:	Tamil Nadu Housing Board
Project Name	:	Construction of 90 HIG flats in S.No.56/2,58pt,324pt at A.P.Pathrow Salai, K.K.Nagar, Chennai.
Project Registration No	:	TN/29/Building/0049/2021 dt.12.02.2021
Quarter Ending	:	May' 2024

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)	90	9954.53 Sqm
2.	Parking Lots	90	1237.50 Sqm (99 x 5m x 2.5m) Sqm
3.	UDS Registered in Sq.m.	90	3839.96 Sqm

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 Block 9 floors	Completed.
2.	Status of common Amenities for each Block/Tower, Item wise	Solar, Lift, Generator	Completed.

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 4870 Lakhs


EXECUTIVE ENGINEER & ADO.,
K.K Nagar Division,
Tamil Nadu Housing Board,
C-48, 3rd Floor, 2nd Avenue,
Anna Nagar, Chennai - 600 044

C. Details of Clearances

1. Completion Certificate No. – CMDA/CC/HRB/C/0440/2022 Dated- 16.03.2023 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) D.Dis No.08/C1/2023 Dated- 14.02.2023. (in PDF Format)
3. Annual Audit Report of Special Account in Form 7----- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format)

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


EXECUTIVE ENGINEER & ADO.,
K.K Nagar Division,
Tamil Nadu Housing Board,
C-48, 3rd Floor, 2nd Avenue,
Anna Nagar, Chennai - 600 040.



Executive Engineer & Adm'n. Office
K.K. Nagar Division
Tamil Nadu Housing Board
Anna Nagar, Chennai-600 040.





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/IRB/C/0440/2022

Dated:16.03.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central-II) – Completed Construction of High Rise Building consisting of Stilt Floor (part) / Ground Floor (part) + 9 Floors of Residential building with totally 90 Dwelling units with availing Premium FSI at Plot No.18, Pathro Salai, K.K. Nagar, Chennai – 600 078 bearing Old S.No.56/2 part, 58 part and 324 part as per TSLR Old S.No.56/1B part, 58 part and 324 part, R.S.No.11/1, 11/2 and 11/3, Block No.98 of Kodambakkam Village within the limit of Greater Chennai Corporation – Applied for Completion Certificate - Completion Certificate – Issued – Reg.

- Ref:**
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
 2. Planning Permission accorded in No.C/PP/MSB/43 (A to C)/2020, in Planning Permit No.13245 in letter No.C3(S)/285/2020 dated 09.12.2020.
 3. TNRERA Permit Registration No.TN/29/Building/0049/2021, dated 12.02.2021 in File No.TNRERA/0170/2021 valid upto 30.07.2023.
 4. Completion Certificate Application received from Tamil Nadu Housing Board, Represented by the Executive Engineer & ADO, on 01.12.2022.
 5. This office DC advise letter even No. dated 13.01.2023.
 6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0022994 dated 28.02.2023.

This is to certify that Tamil Nadu Housing Board, Represented by The Executive Engineer & ADO, has Completed Construction of High Rise Building consisting of Stilt Floor (part) / Ground Floor (part) + 9 Floors of Residential building with totally 90 Dwelling units with availing Premium FSI at Plot No.18, Pathro Salai, K.K. Nagar, Chennai – 600 078 bearing Old S.No.56/2 part, 58 part and 324 part as per TSLR Old S.No.56/1B part, 58 part and 324 part, R.S.No.11/1, 11/2 and 11/3, Block No.98 of Kodambakkam Village within the limit of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 2nd cited. It was inspected and observed that the building has been completed as per approved plans and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee & TNCDR 2019.

EXECUTIVE ENGINEER & ADO,
Tamil Nadu Housing Board,
Anna Nagar, Chennai - 600 040.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No. CC/Central-11/65/2023 dated 16.03.2023.

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.14th reference).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Tamil Nadu Housing Board,
Represented by The Executive Engineer & ADO,
KK Nagar Division,
C-48, 3rd Floor, TNHB Complex,
2nd Avenue Anna Nagar,
Chennai – 600 050.
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/0049/2021 in
Letter No.TNRERA/0170/2021, dated
12.02.2021 valid upto 30.07.2023)

(For Refund of Security Deposit for
Building and Display Board vide in
receipt No.B0017043, dated
21.08.2020).

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.

EXECUTIVE ENGINEER & ADO.,
K.K Nagar Division,
Tamil Nadu Housing Board,
C-48, 3rd Floor, 2nd Avenue,
Anna Nagar, Chennai - 600 040.

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FORM – 4
ARCHITECT'S CERTIFICATE

Date: 15.05.2024

To,
The Executive Engineer & Ado.,
K.K.Nagar Division,
Tamil Nadu Housing Board,
Chennai – 600 040.

Subject : Certificate of Completion of Construction of Stilt Floor Part/Ground Floor Part + 9 Floors with 90 dwelling units at Plot No.18, Pathro Salai, K.K. Nagar, Chennai - 600078 comprised in Old S.Nos.56/2 part, 58 part, 324 part as per TSLR Old S.Nos.56/1B part, 58 part, 324 part, R.S.Nos.11/1, 11/2, 11/3, Block No.98 of Kodambakkam Village, Mambalam Taluk, Chennai District, the Building of the Project TN/29/Building/0049/2021, Dated: 12.02.2021 measuring 9954.53 Sq.mts area being developed by Tamil Nadu Housing Board.

Sir,

I have undertaken assignment as Architect / Engineer of Construction of Stilt Floor Part/Ground Floor Part + 9 Floors with 90 dwelling units at Plot No.18, Pathro Salai, K.K. Nagar, Chennai - 600078 comprised in Old S.Nos.56/2 part, 58 part, 324 part as per TSLR Old S.Nos.56/1B part, 58 part, 324 part, R.S.Nos.11/1, 11/2, 11/3, Block No.98 of Kodambakkam Village, Mambalam Taluk, Chennai District, the Building of the Project TN/29/Building/0049/2021, Dated: 12.02.2021 measuring 9954.53 Sq.mts area being developed by Tamil Nadu Housing Board.

Following technical professional are appointed by Owner / Promoter:

- I. Thiru. S. Saravanaraj as Architect / Engineer
- II. Thiru. C. Boopalan as Structural Consultant
- III. Thiru . K.Pandiyaraj as Assistant Executive Engineer / TNHB



Based on Completion Certificate received from Structural Engineer And Site Supervisor and to best of my knowledge, I hereby certify that Construction of Stilt Floor Part/Ground Floor Part + 9 Floors with 90 dwelling units at Plot No.18, Pathro Salai, K.K. Nagar, Chennai - 600078 comprised in Old S.Nos.56/2 part, 58 part, 324 part as per TSLR Old S.Nos.56/1B part, 58 part, 324 part, R.S.Nos.11/1, 11/2, 11/3, Block No.98 of Kodambakkam Village, Mambalam Taluk, Chennai District has been completed on all aspects.

The Construction of Stilt Floor Part/Ground Floor Part + 9 Floors with 90 dwelling units at Plot No.18, Pathro Salai, K.K. Nagar, Chennai - 600078 comprised in Old S.Nos.56/2 part, 58 part, 324 part as per TSLR Old S.Nos.56/1B part, 58 part, 324 part, R.S.Nos.11/1, 11/2, 11/3, Block No.98 of Kodambakkam Village, Mambalam Taluk, Chennai District of the Building is granted Completion Certificate Bearing No. **CC/Central – II/65/2023 Dated: 16.03.2023** by CMDA vide letter No. **CMDA/CC/HRB/C/0440/2022**

Yours Faithfully,

S. SARAVANARAJ, M.Arch., A.I.I.A.
Registered Architect CA 93/15579
105, Bazullah Road,
T.NAGAR, CHENNAI-600 017

Name & Signature of Architect



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Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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