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Project - Quarterly Progress Report

Promoter's Name	:	G.SELVAKUMAR Managing Director of M/s. THAI HOMES PVT LTD
Project Name	:	-
Project Registration No	:	TN/29/BUILDING/0114/2022 Dt:13.04.2022
Quarter Ending	:	December 2023

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)	17 No's (2I,3F,3I,4F,4J,1G, 4E,2D,2J,3J,1A,2E,2A,1E,1J,1I & 3E)	CARPET AREA 983.65 sq.m
2.	Parking Lots	17 No's	
3.	UDS Registered in Sq.m.	494.81 sq.m out of 1424.89 sq.m	1424.89 sq.m

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	SINGLE	COMPLETED
2.	Status of common Amenities for each Block/Tower, Item wise	SINGLE	COMPLETED

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	828.41 Lakhs

C. Details of Clearances

1. Completion Certificate No. **EC/SOUTH-II/212/2023**
2. Compliance Report, if any **NILL**
3. Annual Audit Report of Special Account in Form 7 **ATTACHED**

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

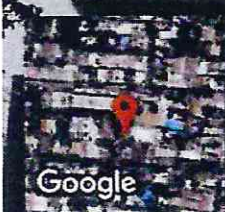
Note: Mail the above particulars to "reg.tnrera@tn.gov.in" For THAI HOMES PRIVATE LIMITED


Managing Director

7



GPS Map Camera



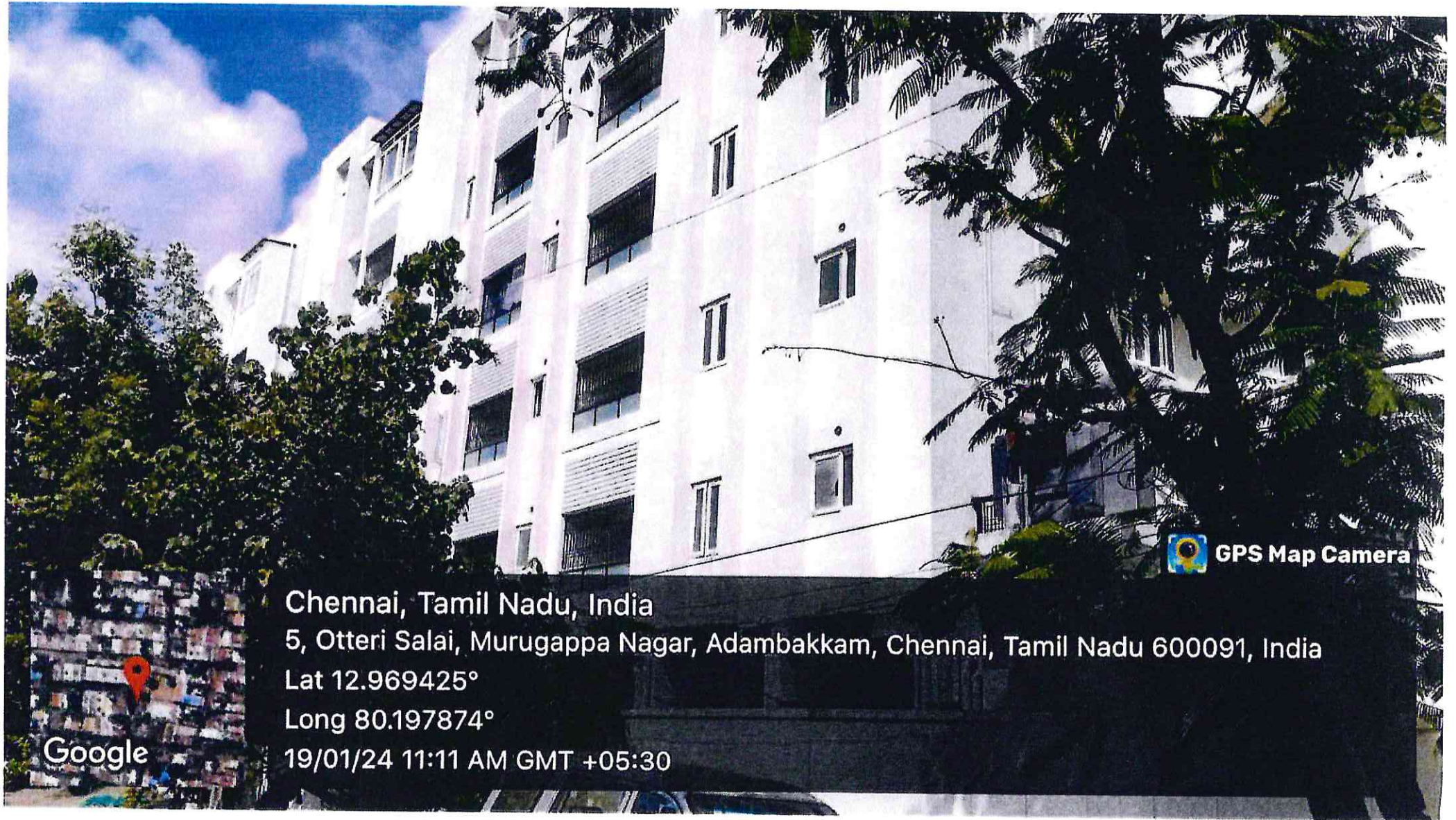
Chennai, Tamil Nadu, India

23, 1st Floor, Rajan flats, Otteri Street, Puzhuthivakkam, near Madipakkam bus stand,, Murugappa Nagar, Madipakkam, Chennai, Tamil Nadu 600091, India

Lat 12.96932°

Long 80.19792°

19/01/24 11:19 AM GMT +05:30



 GPS Map Camera

Chennai, Tamil Nadu, India

5, Otteri Salai, Murugappa Nagar, Adambakkam, Chennai, Tamil Nadu 600091, India

Lat 12.969425°

Long 80.197874°

19/01/24 11:11 AM GMT +05:30







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



23

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/S/0210/2023

Dated:28.06.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 50 Dwelling Units (Affordable Housing), at Plot No.18, 19, 20 & 21, David George Street and Church Street, Kanmalar Pon Nagar, Madipakkam, Chennai-600 091 comprised in Patta S.No.221/10A & 221/10B of Madipakkam Village, within the Limits 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. CMDA Planning Permission vide No.B/NHRB/142 A to C/2021 dated 06.05.2021 in Planning Permit No.14150 in letter No.PP/NHRB/S(B1) /0220/2020 dated 06.05.2021.
 3. Completion Certificate Application received from Thiru.G.Selvakumar on 09.05.2023.
 4. This office D.C.Letter even No. dated 13.06.2023.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023679 dated 23.06.2023.

This is to certify that Thiru.G.Selvakumar has completed the Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 50 Dwelling Units (Affordable Housing), at Plot No.18, 19, 20 & 21, David George Street and Church Street, Kanmalar Pon Nagar, Madipakkam, Chennai-600 091 comprised in Patta S.No.221/10A & 221/10B of Madipakkam Village, within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd 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 prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 212 /2023 dated 28.06.2023.

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.12).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. Thiru.G.Selvakumar,
Door No.19, S3, V.V.Colony 4th Street,
Adambakkam,
Chennai-600 088.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

(TNRERA Project Registration certificate
of No. TN/29/Building/0114/2022,
dt.13.04.2022 in file
No.TNRERA/3298/2022 with the valid
period till 15.01.2024)

3. The Deputy Financial Analyst
Finance Division, CMDA.

(For Refund of Security Deposit
Building and Display Board)

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

For Web-hosting

Note:

(i) The Proforma on Affidavit for loss of Original Receipt of payment executed by the applicant Thiru.G.Selvakumar in Rs.20/- stamp paper duly notarized is furnished instead of surrendering the original cash receipt. And Notarized copy of HDFC Bank B.G.No004GT02202050001 Dt.16.03.2021 for Rs.8,88,000/- & Rs.10,000/- Remitted towards S.D. for Building &, Display Board valid up to 22.07.2026 with claim date on or before 22.07.2027

(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.

FORM-4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

Date: 30.01.2024

To

Thiru.G.Selvakumar
Managing Director,
M/s.Thai Homes Pvt.Ltd,
No.15, V.V.Colony 4th Street,
Adambakkam, Chennai – 600 088.

Subject: Certificate of Completion of Construction Work of Stilt Floor + 4 Floors + 5th Floor Part Residential Building with 50 Dwelling Units (Affordable Housing) of the Project (TNRERA Registration Number TN/29/Building/0114/2022 dated 13.04.2022) situated on the Plot bearing Plot No.18,19,20 & 21,comprised in Old Survey No. 221/2, New Survey No. 221/10A & 221/10B demarcated by its boundaries (Latitude :12° - 58' and Longitude 80° - 11') Plot No.8,9,10 and 11 to the North, 30 Feet Road to the South, 30 Feet Road to the East, Plot No.22 to the West of Division 169 of Madipakkam Village, Sholinganallur Taluk, Chennai District, PIN - 600 091. Measuring 1424.89 sq.mts. area being developed by Thiru.G.Selvakumar Managing Director, M/s.Thai Homes Pvt.Ltd.

Sir,

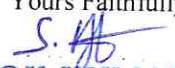
I Mr.S.Ashok Kumar have undertaken assignment as Architect of certifying completion of Construction Work of Stilt Floor + 4 Floors + 5th Floor Part Residential Building with 50 Dwelling Units (Affordable Housing) of the Project (TNRERA Registration Number TN/29/Building/0114/2022 dated 13.04.2022) situated on the Plot No.18,19,20 & 21,comprised in Old Survey No. 221/2, New Survey No. 221/10A & 221/10B Division 169 of Madipakkam Village, Sholinganallur Taluk, Chennai District, PIN - 600 091. Measuring 1424.89 sq.mts. area being developed by Thiru.G.Selvakumar Managing Director, M/s.Thai Homes Pvt.Ltd.

2. Following technical professionals are appointed by Owner/Promoter:

- (i) Thiru. S.Ashok Kumar as Architect
- (ii) Thiru. R.Sivashanmugam as Structural Consultant
- (iii) Thiru. N.Saravanan as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that Stilt Floor + 4 Floors + 5th Floor Part Residential Building of the Project (TNRERA Registration Number TN/29/Building/0114/2022 dated 13.04.2022) has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/SOUTH-II/212/2023 dated 28.06.2023 by CMDA.

Yours Faithfully,


S. ASHOK KUMAR, M.Arch.,
Registered Architect, R.A/Gr.I/19/02/011
No.19, VV Colony, 4th Street,
Adambakkam, Chennai-600 088.
Ph: 2260 0999, Mob: 9383 123456
E-mail: 131ashok@gmail.com

S.ASHOK KUMAR
RA/Gr.I/19/02/011



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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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[+91 9996 12 9996](tel:+919996129996)
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