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Project - Quarterly Progress Report

Promoter's Name	:	INDIA BUILDERS (CHENNAI) LIMITED
Project Name	:	"KURINJI GARDENS" Block No:183, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
Project Registration No	:	TN/29/Building/0118/2022
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)	2	278.70
2.	Parking Lots	3	
3.	UDS Registered in Sq.m.	2	128.90

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 (Only 1 Block)	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	--	--

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Net project cost in lakhs)	3.60Crores

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,
Chindatripet, Chennai - 600002

Letter No.CMDA/CC/NHRB/C/200/2023

Dated: 05.06.2023

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Stilt Floor + 4 Floors, Residential Building with 8 Dwelling Units at Block No.183, Door No.174 to 185, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai, comprised in Old S.Nos.207 part T.S. No.60/4, Block No.19 of Koyambedu Village within the limit of Greater Chennai Corporation – Completion Certificate - Issued – Reg.

- Ref:
1. CMDA Planning Permission No. P.P.No. PP/NHRB/411/2020 in Letter No. CMDA/PP/NHRB/C/555/2020 dated 11.12.2020 in Planning Permit No. 13780.
 2. TNRERA Registration Certificate of Project in no TN/29/Building/0118/2022 dated 15.04.2022 in letter No.TNRERA/2997/2022, dated 15.04.2022 valid upto 31.12.2023.
 3. Completion Certificate application through online dated 05.05.2023, received on 08.05.2023.
 4. This office letter even no. dated 24.05.2023 addressed to the applicant.
 5. The applicant letter dated 29.05.2023, submitted the Additional DC and I&A charges remitted in CMDA Receipt No.C102160, dated 26.05.2023.
 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. have constructed Stilt Floor + 4 Floors, Residential Building with 8 Dwelling Units at Block No.183, Door No.174 to 185, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai, comprised in Old S.Nos.207 part T.S. No.60/4, Block No.19 of Koyambedu Village within the limit of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in
C.C.No.EC/Central-I/ 179/2023, dated: 06-06-2023.

//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 (Also indicated in the Planning Permission approval letter in the reference 1st cited).

Yours faithfully,

SKmb
7.6.2023
for MEMBER-SECRETARY

Copy to:

- 1 M/s. India builders Chennai Ltd.,
Director : Thiru J.Uttamkumar,
AA – 36, 3rd Main Road, 3rd street,
Anna Nagar, Chennai-40.
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8
TNRERA Registration Certificate of in
Registration No.TN/29/Building/118/2022
dated 15.04.2022 vide Letter
No.TNRERA/2997/2022, dt. 15.04.2022.
- 3 The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of Security Deposit for building, Display Board. SD for Building & SD for
Display Board remitted in **Receipt No.CMDA/PP/RC/0018/2020, dated 19.11.2020**).
- 4 The System Analyst, Computer Cell, CMDA, (to update Webpage)

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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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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