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(59)



Retirement Homes Pvt. Ltd

No. 3/242, Rajendra Garden, Vettuvankeni, Chennai 600 115, Ph: 99621 06222

ILLAM: Lacha Iyyannar Street, Kadambadi Village, Thirukazhikundram,
Chenagalpattu, Chennai - 603 104. Email : tchillam2021@gmail.com

Project - Quarterly Progress Report (QPR)

Promoter's Name	:	TCH RETIREMENT HOMES PVT LTD
Project Name	:	ILLAM
Project Registration No.	:	TN/01/BUILDING/0016/2022
Project Registration Date	:	11.01.2022
Project Completion Date	:	21.10.2024
Quarter Ending	:	December Year 2024

RERA Separate Bank A/c Details

Bank Name	:	HDFC BANK Ltd.
Bank Branch	:	ADYAR GANDHI NAGAR
Bank A/c No.	:	TCH RETIREMENT HOMES PL TCHILLAM RERA AC 50200063406431

Amount collected from the allottees and deposited in the RERA A/c	:	15,44,76,989
Amount withdrawn from the RERA A/c datewise with percentage of physical completion	:	15,41,26,357 (Enclosed)
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	:	(Enclosed)

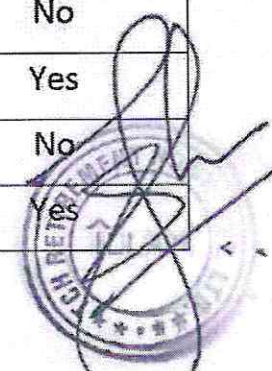


A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	38	4833.55
	b) UDS Registered	16	1947.12

2. Furnish the details Flat-wise

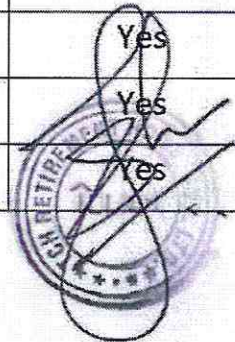
Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	BLKA / A1	Yes	No
2.	BLKA / A2	No	No
3.	BLKA / A3	No	No
4.	BLKA / A4	No	No
5.	BLKA / A5	No	No
6.	BLKA / A6	No	No
7.	BLKA / A13	Yes	Yes
8.	BLKA / A14	No	No
9.	BLKA / A15	No	No
10.	BLKA / A16	No	No
11.	BLKA / A17	Yes	No
12.	BLKA / A18	Yes	No
13.	BLKA / A19	Yes	No
14.	BLKA / A20	Yes	No
15.	BLKA / A21	No	No
16.	BLKA / A22	Yes	No
17.	BLKA / A23	Yes	Yes
18.	BLKA / A7	Yes	No
19.	BLKA / A8	Yes	Yes



20.	BLK A / A9	No	No
21.	BLK A / A10	No	No
22.	BLK A / A11	Yes	No
23.	BLK A / A12	Yes	No
24.	BLK C / A1	Yes	No
25.	BLK C / A2	No	No
26.	BLK C / A3	No	No
27.	BLK C / A4	Yes	Yes
28.	BLK C / A5	No	No
29.	BLK C / A6	No	No
30.	BLK C / A7	Yes	No
31.	BLK B / A1	Yes	No
32.	BLK B / A2	Yes	No
33.	BLK B / A3	Yes	No
34.	BLK B / A4	No	No
35.	BLK B / A5	No	No
36.	BLK B / A6	Yes	No
37.	BLK B / A7	Yes	No
38.	BLK B / A8	Yes	No
39.	BLK B / A9	Yes	No
40.	BLK B / A10	Yes	No
41.	BLK B / A11	Yes	Yes
42.	BLK C / A8	Yes	No
43.	BLK C / A9	No	No
44.	BLK C / A10	Yes	Yes
45.	BLK C / A11	No	No
46.	BLK C / A12	No	No
47.	BLK C / A13	Yes	Yes
48.	BLK D / A1	No	No
49.	BLK D / A2	No	No



50.	BLK D / A3	Yes	No
51.	BLK D / A4	No	No
52.	BLK D / A5	No	No
53.	BLK D / A6	No	No
54.	BLK D / A13	Yes	Yes
55.	BLK D / A14	Yes	Yes
56.	BLK D / A15	No	No
57.	BLK D / A16	Yes	No
58.	BLK D / A17	No	No
59.	BLK D / A18	Yes	Yes
60.	BLK D / A19	Yes	Yes
61.	BLK D / A20	No	No
62.	BLK D / A21	No	No
63.	BLK D / A22	No	No
64.	BLK D / A23	No	No
65.	BLK D / A24	No	No
66.	BLK D / A25	No	No
67.	BLK D / A26	No	No
68.	BLK D / A7	No	No
69.	BLK D / A8	Yes	Yes
70.	BLK D / A9	Yes	Yes
71.	BLK D / A10	Yes	Yes
72.	BLK D / A11	Yes	Yes
73.	BLK D / A12	Yes	Yes



B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	BLK A / A1	Completed
		BLK A / A2	Completed
		BLK A / A3	Completed
		BLK A / A4	Completed
		BLK A / A5	Completed
		BLK A / A6	Completed
		BLK A / A13	Completed
		BLK A / A14	Completed
		BLK A / A15	Completed
		BLK A / A16	Completed
		BLK A / A17	Completed
		BLK A / A18	Completed
		BLK A / A19	Completed
		BLK A / A20	Completed
		BLK A / A21	Completed
		BLK A / A22	Completed
		BLK A / A23	Completed
		BLK A / A7	Completed
		BLK A / A8	Completed
		BLK A / A9	Completed
		BLK A / A10	Completed
		BLK A / A11	Completed
		BLK A / A12	Completed
		BLK C / A1	Completed
		BLK C / A2	Completed
		BLK C / A3	Completed
		BLK C / A4	Completed

	BLK C /A5	Completed
	BLK C /A6	Completed
	BLK C /A7	Completed
	BLK B / A1	Completed
	BLK B /A2	Completed
	BLK B /A3	Completed
	BLK B /A4	Completed
	BLK B /A5	Completed
	BLK B /A6	Completed
	BLK B /A7	Completed
	BLK B /A8	Completed
	BLK B /A9	Completed
	BLK B /A10	Completed
	BLK B /A11	Completed
	BLK C /A8	Completed
	BLK C /A9	Completed
	BLK C /A10	Completed
	BLK C /A11	Completed
	BLK C /A12	Completed
	BLK C /A13	Completed
	BLK D / A1	Completed
	BLK D / A2	Completed
	BLK D / A3	Completed
	BLK D / A4	Completed
	BLK D / A5	Completed
	BLK D / A6	Completed
	BLK D / A13	Completed
	BLK D / A14	Completed
	BLK D / A15	Completed
	BLK D / A16	Completed



		BLK D / A17 BLK D / A18 BLK D / A19 BLK D / A20 BLK D / A21 BLK D / A22 BLK D / A23 BLK D / A24 BLK D / A25 BLK D / A26 BLK D / A7 BLK D / A8 BLK D / A9 BLK D / A10 BLK D / A11 BLK D / A12	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	Block – Nurse station Block – Security Room Block - EB Room	Completed Completed Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	Block – Nurse station Block – Security Room Block - EB Room	Completed Completed Completed



Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 1486.26 Lakhs
2.	Percentage of completion of Common Amenities	
	i) Physical	100 %
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 55.00357 Lakhs

C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

Chartered Accountant



Promoter

9

TCH – ILLAM

A1 – BLOCK



TCH – ILLAM
B – BLOCK



TCH - ILLAM

D2 – BLOCK



TCH - ILLAM

A2 – BLOCK



C – BLOCK



TCH - ILLAM

D1 - BLOCK



TCH - ILLAM
AMENITIES BLOCK





**DIRECTORATE OF TOWN AND COUNTRY PLANNING
COMPLETION CERTIFICATE**

BUILDING LICENCE NO: SWP/DTCP/PP/0258413/2024

dam,

From
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District - 603 111.
Phone no.044 - 27422144
Email : ddcgldistrict@gmail.com

To
1.The Assistant Engineer,
TNEB,Operation & Maintainance
Alathur, Chengalpattu District

2. The President
Kadambadi panchayat & Village,
Thirukazhukundram Panchayat
Union & Taluk,
Chengalpattu District

Sub: **Completion Certificate** - District of Town and Country Planning,
Chengalpattu District, Mamallapuram Local Planning Authority,
Chengalpattu District - Thirukazhukundram Taluk, Thirukazhukundram
Panchayat union - **Kadambadi** Panchayat & Village, SF nos.193/1B1B
and 212/1A - Site area of 8707.76 Sq.m- Already approved existing FSI
Area:4719.73 sq.m - Proposed additional FSI area: 38.00 sq.m -Total FSI
Area:4757.73 sq.m for Proposed Construction of Additional Residential
Building - Completion Certificate issued - Reg.

Ref: 1. Single Window Portal - Completion Certificate application received from
**M/s. ILLAM, M/S.TCH Retirement Homes Private Limited, Rep by
Ms. Jayashree Menon,** Building License no:
SWP/DTCP/PP/0258413/2024, Dated:09.10.2024.
2. Planning Permission **No:81/2024,** Vide Member Secretary,
Mamallapuram Local Planning Authority, Single Window Portal
Proceeding SWP/BPA/258413/2024, Dated: 13.09.2024.
3. CC Charges **Rs.539/-** remitted from applicant on 07.09.2024,
I & A Charges **Rs.18,750/-** remitted from applicant on 07.09.2024.
4. G.O. (MS) No: 53 Housing and Urban Development [UD4 (3)]
Department Dt: 16.04.2018.

5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department dt: 04.02.2019
6. G.O. (MS) No: 16, Municipal Administration and Water Supply Department date: 30.01.2020.
7. DTCP, Chennai Circular Roc No: 19992/2011 (1)-Special cell, Date: 31.05.2018.
8. Director of Town and Country Planning, Chennai Proceeding letter ROC.no.9052/2021/TCP-5, Dated.04.05.2021. (Technical Concurrence no.281/2021)
9. Deputy Director (I/C) /Member Secretary, Mamallapuram Local Planning Authority proceeding letter Roc no.1840/2021/MLPA (CD-5), Dated.02.08.2021 (PP no.13/2021)
10. Special Officer / Block Development Officer, Thirukazhukundram Proceeding letter ROC no.2266/2021/பி.3, Dated.03.09.2021.
11. Director of Town and Country Planning, Chennai Technical concurrence application no. SWP/BPA/0185694/2024, dated:03.09.2024. (Technical Concurrence no.418/2024)
12. Executive Officer / village panchayat president of kadambadi village panchayat, Thirukazhukundram proceeding letter Roc no.01, Dated.30.09.2024.

This is to Certify that **M/s. ILLAM, M/S.TCH Retirement Homes Private Limited, Rep by Ms.Jayashree Menon**, have constructed Residential building in, Chengalpattu District - Thirukazhukundram Taluk, Thirukazhukundram Panchayat union - Kadambadi Panchayat & Village, SF nos.193/1B1B and 212/1A - Site area of 8707.76 Sq.m- Already approved existing FSI Area:4719.73 sq.m - Proposed additional FSI area: 38.00 sq.m -Total FSI Area:4757.73 sq.m, is as per Member Secretary, Mamallapuram Local Planning Authority, Single Window Portal Proceeding SWP/BPA/258413/2024, Dated:13.09.2024 - Planning Permission No: 81/2024.

It was inspected and observed that Residential use building have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

Accordingly, Completion Certificate is issued for the following construction of the Residential use Building in Completion Certificate No:29/2024, DT: 17.10.2024.

Area Statement: -

Site Extent: 8707.76 sq.m

Existing Residential Building Details: -

Block Name	Floors	FSI Area (Sq.m)	Non FSI (Sq.m)	Total built up (Sq.m)	Dwelling units
Block-A	Ground Floor	1265.87	60.00	1325.87	23
Block-B	Ground Floor	651.19	26.10	677.29	11
Block-C	Ground Floor	671.96	31.32	703.28	13
Block-D	Ground Floor	1546.51	67.87	2107.08	26
	First Floor	251.09	-		
	Second Floor	242.09	-		
Block Nurse Station	Ground Floor	14.44	-	14.44	
Block Security	Ground Floor	6.25	-	6.25	
Block EB Room	Ground Floor	70.21	-	70.21	
	Total FSI Area	4719.73 Sq.m	185.29 Sq.m	4905.02 Sq.m	73 Nos.

Proposed additional building details: -

Floor	FSI area (sq.m)	Non - FSI area (sq.m)	Total Buildup area (sq.m)
Temple Block	38.00	-	38.00
Total Area	38.00	-	38.00

Already approved FSI area : 4719.73 Sq.m
 Proposed additional FSI area : 38.00 Sq.m
 Total FSI area : 4757.73 Sq.m
 Total FSI achieved : 0.55

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover

the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

Assistant Director / Member Secretary
Mamallapuram Local Planning Authority
District Town and Country Planning
Chengalpattu District

Copy to:-

M/s. ILLAM,
M/s. TCH Retirement Homes Pvt Ltd,
Rep by Ms. Jayashree Menon,
Villa B/C, BBCL sandshore, MGR Salai,
Palavakkam, Chennai, Tamilnadu - 600 041.
Phone no. 9841077770,
Email - tchillam2021@gmail.com

Signature Not Verified

Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.10.24 16:46:52

FORM – 4A
ARCHITECT 'S CERTIFICATE

To
M/S. TCH Retirement Homes Pvt Ltd
Mrs.Jayashree Menon Managing director
Kadambadi Village,
Thirukazhukundram Taluk,
Chengalpattu District– 603 104,Tamil Nadu.

Subject: Certificate of Completion of Construction Work for “Block A -23 Units”, “Block B - 11 Units”, “Block C -13 Units”, and “Block D – G.F+FF+SF With 26 Units”, Residential Building of our project “Illam” (TNRERA Registration Number – TNRERA RERA Certificate No.TN/01/Building/0016/2022 dated 11.01.2022 - File No.TNRERA/8361/2021 situated Residential Building at S.Nos. 193/1B1B and 212/1A Kadambadi Village, Thirukazhukundram Taluk, Chengalpattu District– 603 104, Tamil Nadu. being developed by M/S. TCH Retirement Homes Pvt Ltd The Managing director Mrs.Jayashree Menon

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of **Residential Building** having at 193/1B1B and 212/1A Kadambadi Village, Thirukazhukundram Taluk, Chengalpattu District– 603 104, Tamil Nadu. being developed by M/S. TCH Retirement Homes Pvt Ltd The Managing director Mrs.Jayashree Menon

2. Following technical professionals are appointed by Owner/Promoter:
 - (i) **Mr. A.VENKATAKRISHNAN.,** as Architect/Engineer
 - (ii) **Mr.S.M.SAMINATHAN., M.Tech.,(Str),** as Structural Consultant
 - (iii) **Mr.S.VARATHARAJAN AND PRINCELY SAMUEL** as MEP Consultants
 - (iv) **Mr.Elanchezhien** as Site Supervisor /Clerk of Works
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 of **Residential Building** having at S.Nos. 193/1B1B and 212/1A, Kadambadi Village, Thirukazhukundram Taluk, Chengalpattu District– 603 104, Tamil Nadu., has been completed in all aspects. The Residential Building is granted Completion Certificate from Panchayat vide dated 21th Oct 2024.

Yours faithfully,
For Nataraj & Venkat



A.VENKATAKRISHNAN
REGISTERED ARCHITECT
CA / No. 83 / 7687
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. PH: 044-24572457

A.VENKATAKRISHNAN



5

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

I/We **Mr.S.M.SAMINATHAN., M.Tech.,(Str)**, have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower "Block A -23 Units", "Block B -11 Units", "Block C -13 Units", and "Block D – G.F+FF+SF With 26 Units", Residential Building of our project "Illam" (TNRERA Registration Number – TNRERA RERA Certificate No.TN/01/Building/0016/2022 dated 11.01.2022 - File No.TNRERA/8361/2021 situated Residential Building at S.Nos. 193/1B1B and 212/1A Kadambadi Village, Thirukazhukundram Taluk, Chengalpattu District– 603 104, Tamil Nadu. being developed by M/S. TCH Retirement Homes Pvt Ltd The Managing director Mrs.Jayashree Menon

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

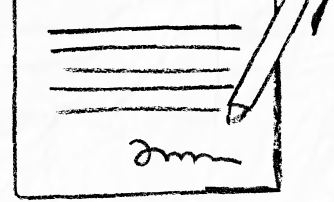
Yours faithfully,



Mr.S.M.Saminathan.,
Structural Engineer

S.M. SAMINATHAN
Structural Engineer

B.E (Civil)., M.Tech (Structures)., D.C.Tech
No.11, Theradi Street, Pallikaranai,
Chennai - 100, Tamil Nadu. Mob: 09282125426
Email: smsaminathan@gmail.com
smsaminathan@gnix.com



our services doesn't just end there



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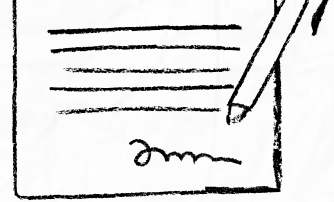
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