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Project - Quarterly Progress Report

Promoter's Name	:	M/S. THAI HOMES PVT LTD Rep by its MD. Thiru. G. SELVAKUMAR
Project Name	:	-
Project Registration No	:	TN/29/Building/00198/2023 dated 10.05.2023
Quarter Ending	:	**(March / June / September / December) Year 20~~23~~**

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)	5 NO'S (1A, 1B, 1C, 1D, & 2B)	Carpet Area 226.22 Sq.m
2.	Parking Lots	5 NO'S.	
3.	UDS Registered in Sq.m.	122.72 Sq.m out of 298.30 Sq.m	298.30 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)	100 %

C. Details of Clearances

1. Completion Certificate No. ---------- EC/SOUTH-II/194/2023 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ---------- (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) ~~----------~~ ATTACHED (in PDF Format)

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

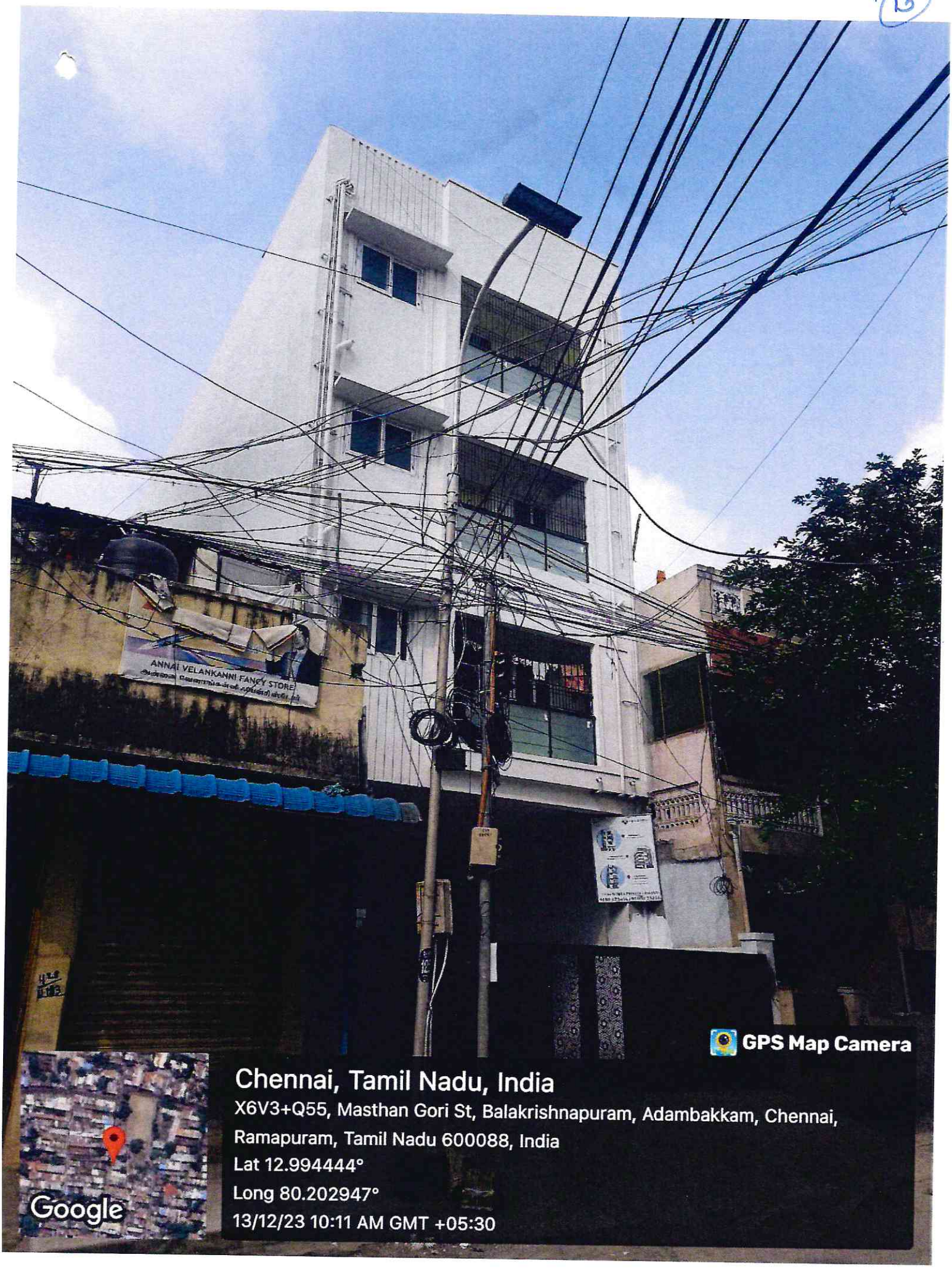
For THAI HOMES PRIVATE LIMITED

Managing Director

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GPS Map Camera
Chennai, Tamil Nadu, India
14, Masthan Gori St, Paramesh Nagar, Adambakkam, Chennai, Ramapuram, Tamil Nadu 600088, India
Lat 12.994578°
Long 80.202932°
13/12/23 10:13 AM GMT +05:30
Google

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ANNAI VELANKANNI FANCY STORE
GPS Map Camera
Chennai, Tamil Nadu, India
X6V3+Q55, Masthan Gori St, Balakrishnapuram, Adambakkam, Chennai, Ramapuram, Tamil Nadu 600088, India
Lat 12.994444°
Long 80.202947°
13/12/23 10:11 AM GMT +05:30
Google

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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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 Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0239/2023 **Dated:16.06.2023**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors (12.00 m height) Residential Building with 12 dwelling units with Affordable Housing at Plot No.2, Old No.9A, New Door No.15, Masthan Gori Street and Balagangadhar Street, Adambakkam, Chennai – 600 088. Comprised in New S.No.187/10, T.S.No.12, Ward No.G, Block No.17 of Alandur, Adambakkam Village within the Limits of Greater Chennai Corporation– 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.PP/NHRB/245/2021, dated 17.08.2021 in Planning Permit No.14353 vide letter No.PP/NHRB/S(B2)/ 0344/ 2021 dated 17.08.2021.
3. Completion Certificate Application received from M/s.Thai Homes Pvt. Ltd., Represented by Thiru.G.Selvakumar on 21.05.2023.
4. This office D.C.Letter even No. dated 01.06.2023.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0023560 dated 02.06.2023.

*****

This is to certify M/s.Thai Homes Pvt. Ltd Represented by Thiru.G.Selvakumar has Completed the Construction of Stilt Floor + 3 Floors (12.00 m height) Residential Building with 12 dwelling units with Affordable Housing at Plot No.2, Old No.9A, New Door No.15, Masthan Gori Street and Balagangadhar Street, Adambakkam, Chennai – 600 088. Comprised in New S.No.187/10, T.S.No.12, Ward No.G, Block No.17 of Alandur, Adambakkam 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 Rule 20 (6) Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 194 /2023 dated 16.06.2023.**

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.11).

Yours faithfully,

16/06/2023

for MEMBER-SECRETARY

16/06/2023

Copy to:

1. M/s.Thai Homes Pvt. Ltd.,
   Represented by Thiru.G.Selvakumar,
   No.15, 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 No. TN/29/Building/00198 /2023, dated 10.05.2023 in file No.TNRERA/03350/ 2023 with the valid period of 01.12.2023)

3. The Deputy Financial Analyst
   Finance Division, CMDA. (For Refund of Security Deposit for Building and Display Board)

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage). For Web-Hosting

Note:

(i) The Original Cash Receipt No.CMDA/PP/Ch/5433/2021, dated 11.08.2021 for the payment of the Security Deposit has been surrendered for refund by the applicant.

If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

(5)

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 14.12.2023

To

M/s.Thai Homes Private Limited
Rep by its MD Thiru.G.Selvakumar,
No.15, V.V.Colony 4th Street,
Adambakkam, Chennai – 600 088.

Subject: Certificate of Completion of Construction Work of Stilt Floor + 3 Floors Residential Building with 12 Dwelling Units with Affordable Housing of the Project (TNRERA Registration Number TN/29/Building/00198/2023 dated 10.05.2023) situated on the Plot bearing Plot No.2, Old Door No.9A, New Door No.15, Masthan Gori Street and Balagangadhar Street, Adambakkam, Chennai comprised in New S. No. 187/10, T.S.No.12, Ward No.G, Block No.17 of Alandur demarcated by its boundaries (Latitude :12°- 99' and Longitude 80°- 20'). Measuring 298.30 sq.mts. area being developed by M/s.Thai Homes Pvt.Ltd rep by its Managing Director Thiru.G.Selvakumar.

Sir,

I Mr.S.Ashok Kumar have undertaken assignment as Architect of certifying completion of Construction Work of Stilt Floor + 3 Floors Residential Building with 12 Dwelling Units with Affordable Housing of the Project (TNRERA Registration Number TN/29/Building/00198/2023 dated 10.05.2023) situated on the Plot bearing Plot No.2, Old Door No.9A, New Door No.15, Masthan Gori Street and Balagangadhar Street, Adambakkam, Chennai. Measuring 298.30 sq.mts. area being developed by M/s.Thai Homes Pvt.Ltd rep by its Managing Director Thiru.G.Selvakumar.

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

(i) Thiru. S. Ashok Kumar as Architect

(ii) Thiru. R. Sivashanmugam as Structural Consultant

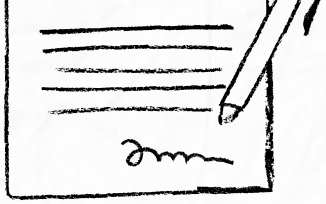
(iii) Thiru. N. Saravanan as Site Supervisor

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 Floor + 3 Floors Residential Building with 12 Dwelling Units with Affordable Housing of the Project (TNRERA Registration Number TN/29/Building/00198/2023 dated 10.05.2023) has been completed in all aspects. The Building is granted Completion Certificate bearing number EC/SOUTH-II/194/2023 dated 16.06.2023 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: ashokkumar@gmail.com

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



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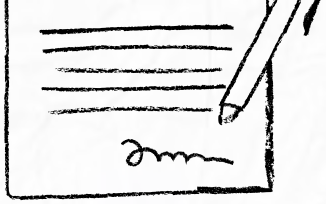
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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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