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Project - Quarterly Progress Report

Promoter's Name	:	TAMILNADU HOUSING BOARD
Project Name	:	Area Development Scheme for 86 Residential Plots (HIG-24, MIG-28 & EWS-34) in S.No. 77/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L& 77/3B at Thoppur Village, Thiruparankungram Taluk, Madurai.
Project Registration No	:	TN/20/Layout/0135/2020 Dt.04.08.2020
Quarter Ending	:	December 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq.mt.(Each Plot)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	HIG-17 Nos MIG-16 Nos EWS-32 Nos	216.00 Sq.m 135.00 Sq.m 40.00 Sq.m
2.	Parking Lots	-	-
3.	UDS Registered in Sq.m.	-	-

B. Construction

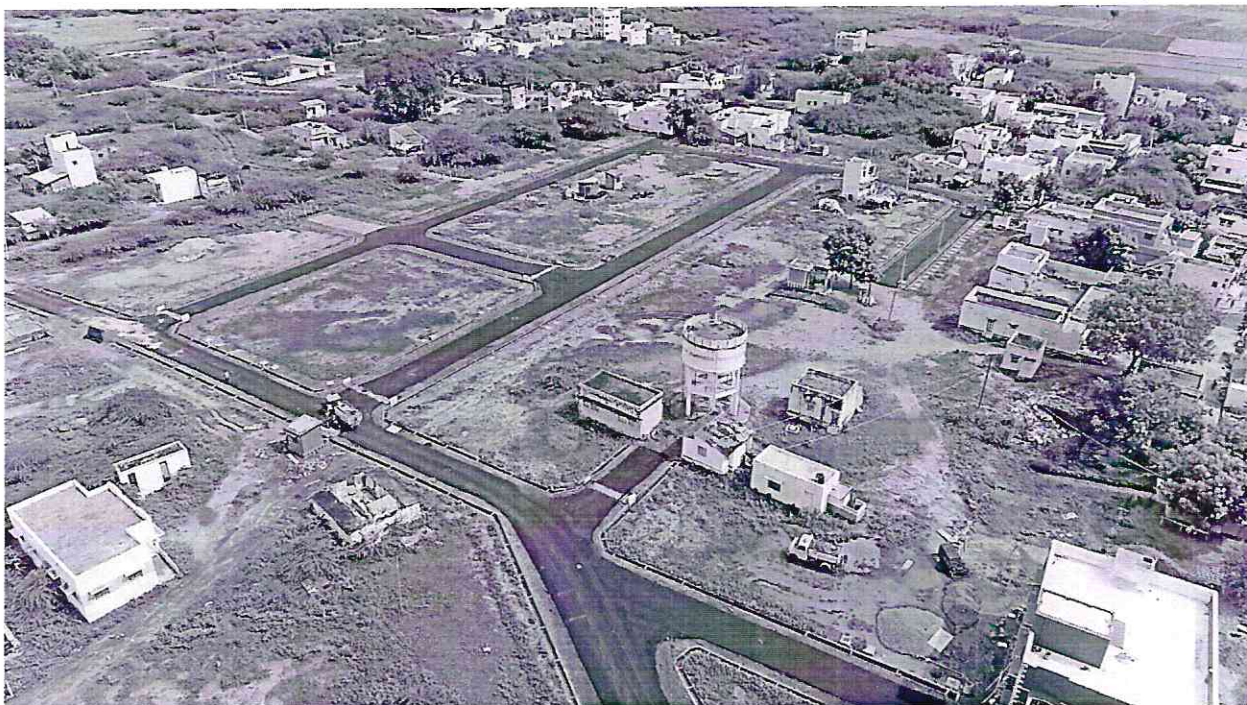
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	-	-
2.	Status of common Amenities for each Block/Tower, Item wise	-	-

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs.181.95Lakhs

C. Details of Clearances

1. Completion Certificate No. ----- (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) ----- (in PDF Format)



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


Executive Engineer
UTST DN / TNHB
Madurai.


15/12/23

AREA DEVELOPMENT OF 86 PLOTS (HIG-24 Plots, MIG-28 Plots, EWS-34Plots) AT THOPPUR AREA-IV.



Form-5

Certificate by Architect / Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project: "Thoppur Area -IV" Layout of house sites with HIG-24 Plots, MIG-28 Plots, EWS-34 Plots(Total 100 Plots) +4 Shop site +1 Public Purpose Plot+1 Commercial Plot comprised in Survey No. 77/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L& 77/3B at Thoppur Village, Thirupparankundram Taluk, Madurai District.

Date: 15.12.2023

The Executive Engineer, Uchapatti Thoppur Satellite Town Division, TNHB (Name of the Promoter)

Tamil Nadu Housing Board, Uchapatti Thoppur Satellite Town Division, AIIMS Hospital Main Road, Thoppur S & S Scheme Madurai – 625 008. (Address of the Promoter)

Subject: Certificate for "Thoppur Area -IV" Layout of house sites with HIG-24 Plots, MIG-28 Plots, EWS-34 Plots(Total 100 Plots) +4 Shop site +1 Public Purpose Plot+1 Commercial Plot comprised in Survey No. 77/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L& 77/3B at Thoppur Village, Thirupparankundram Taluk, Madurai District.

Ref : TN/20/Layout/0135/2020 dated. 04.08.2020 (TNRERA Registration Number)

Sir,

I, The Executive Engineer, Uchapatti Thoppur Satellite Town Division, TNHB (name of the Architect/ Licensed Surveyor) had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at "Thoppur Area -IV" Layout of house sites with HIG-24 Plots, MIG-28 Plots, EWS-34 Plots(Total 100 Plots) +4 Shop site +1 Public Purpose Plot+1 Commercial Plot comprised in Survey No. 77/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L& 77/3B at Thoppur Village, Thirupparankundram Taluk, Madurai District situated on the Plot bearing Survey no./ Plot no. survey No. 77/1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L& 77/3B at Thoppur Village, demarcated by its boundaries (latitude and longitude of the end points) 9.876353,78.024261 to the North 9.875097,78.024348 to the South 9.875873,78.024322 to the East 9.875839,78.023849 to the West of Division Thoppur, Village Thoppur, Taluk Thirupparankundram District Madurai measuring 20355.69 sq.mts. Being developed by The Executive Engineer, Uchapatti Thoppur Satellite Town Division, TNHB (Name of the Promoter).

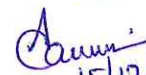
Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by the Member Secretary, Local Planning Authority/Madurai vide Layout approval No. MS / LPA No. 39 / 2020 dated. 29.06.2020 including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully,

Enclosed:-

Photographs of all sides of site


Executive Engineer
UTST DN / TNHB
Madurai.


15/12/23



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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



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

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