

Project - Quarterly Progress Report

Promoter's Name	:	Tamil Nadu Housing Board
Project Name	:	Construction of 16 HIG flats at Nandanam
Project Registration No	:	TN/29/Building/0066/2020 Dated:19.02.2020 Renewal Date:18.11.2021&05.09.2022.
Quarter Ending	:	June - 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)	HIG A&C – 8 HIG B - 4 HIG D - 4	1431.372m ²
2.	Parking Lots	18	
3.	UDS Registered in Sq.m.		Yet to be registered.

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	1 No.	Work Completed
2.	Status of common Amenities for each Block/Tower, Item wise	Yet to be commenced.	-

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100.00%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	94.00% (571.00 Lakhs)

C. Details of Clearances

Completion Certificate No. CMDA/CC/NHRB/S/0372/2022 dt:02.06.23

1. Compliance Report, if any (Kindly Specify) ----NA---- (in PDF Format)
2. Annual Audit Report of Special Account in Form 7 is enclosed (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) is attached (in PDF Format)

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

16HIG – NGGO Colony

- Front View



- Side view



16 HIG Flats General Amenities



Solar Panel



Generator Arrangements



Passenger Lift-1



Passenger Lift-2



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,
Chindadripet,
Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0372/2022

Dated: 02.06.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Non-High Rise Building with Stilt Floor + 4 Floors Residential Building with 16 dwelling units at Plot Nos.204 – 209, Nandanam 1st Main Road & 12th Street, N.G.G.O. Colony, Chennai – 35 comprised in R.S.No.3884/242; 245, 246, 249, 250 & 253, Block No.77 of Mylapore 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 accorded in No.B/NHRB/397 A to C/2019 dated 18.11.2019, Permit No.12980 in Letter No.PP/NHRB/S(B2)/0416/2019 dated 18.11.2019.
 3. Completion Certificate Application received from EE & ADO, Nandanam Division, TNHB, Chennai - 35 on 22.09.2022.
 4. This office DC advise letter even No. dated 10.05.2023.
 5. Applicant letter dated 25.05.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt B-0023495 dated 23.05.2023.

This is to certify that Executive Engineer & Administrative Officer, Nandanam Division, TNHB, Chennai - 35 has completed the construction of Non-High Rise Building with Stilt Floor + 4 Floors Residential Building with 16 dwelling units at Plot Nos.204 – 209, Nandanam 1st Main Road & 12th Street, N.G.G.O. Colony, Chennai – 35 comprised in R.S.No.3884/242, 245, 246, 249, 250 & 253, Block No.77 of Mylapore 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-I/ 177 /2023 dated 02.06.2023.

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 1th cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,


02/06/2023
for MEMBER-SECRETARY
21/6/2023

Copy to:

1. The Executive Engineer & Administrative Officer,
Tamil Nadu Housing Board,
Nandanam Division,
Nandanam, Chennai – 600 035.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA Letter No. TNRERA/1140/2020 dated 19.02.2020 with Registration No. TN/29/Building/0066/2020 and its validity period extended in Letter No.TNRERA/6287/2021 dated 18.11.2021 up to 31.05.2022 & in Letter No.TNRERA/10154/2023 dated 05.09.2022 extended up to 31.05.2023)
3. The Deputy Financial Analyst
Finance Division, CMDA. (For information)
4. The System Analyst, Computer Cell, CMDA (to update Webpage).

(3)

FORM-4
ARCHITECT'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

To

Date: 10/07/2023

The Executive Engineer & Ado,
Nandanam Division, TNHB,
No:485, Anna Salai,
Nandanam, Chennai-600 035

Subject: Certificate of Completion of Construction Work of **Non-High rise Building with Stilt floor + 4 Floors residential Building/ with 16 dwelling units at Plot No:204-209, Nandanam 1st Main Road, NGGO Colony at 77th Block** of the Building of the Project (TNRERA Registration Number **TN/29/Building/0066/2020**) situated on the Plot bearing Survey no./Plot no./Door No. **Survey No:3884/242,245,246,249,250 & 253, Block-77** demarcated by its boundaries (latitude and longitude of the endpoints) to the North to the South **13^o 1' 40.539"** to the East **80^o 14' 40.35"** to the West of Division **Mylapore Village Mylapore Taluk Chennai District PIN 600035** measuring **1431.37** sq.mts. area being developed by **Tamil Nadu Housing Board**.

Sir,

I/We **S.Magesh Shankar** have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **Non-High rise Building with Stilt floor + 4 Floors residential Building/Block/Tower with 16 dwelling units at Plot No:204-209, Nandanam 1st Main Road, NGGO Colony at 77th Block** of the Building situated on the plot No./Survey no./ Door no **Survey No:3884/242,245,246,249,250 & 253, Block-77** of Division **Mylapore Village Mylapore Taluk Chennai District PIN 600035** measuring **1431.37** sq.mts.area being developed by **Tamil Nadu Housing Board**.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) M/s/Thiru/Tmt. **S.Magesh Shankar** as Architect / Engineer
- (ii) M/s/Thiru/Tmt. **P.K.Chandran, B.E., M.E.,(Struct)** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **Not Applicable** as MEP Consultant
- (iv) M/s/Thiru/Tmt. **Vivek Vijay & Company** 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 **Non-High rise Building with Stilt floor + 4 Floors residential Building/Block** of the Building has been completed in all aspects. The **Non-High rise Building with Stilt floor + 4 Floors residential with 16 dwelling units at Plot No:204-209, Nandanam 1st Main Road, NGGO Colony at 77th Block** Building/Block of the Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/S/0372/2022** dated **02.06.2023** by **Chennai Metropolitan Development Authority**.

Yours Faithfully,


S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
METAPHOR ARCHITECTS PRIVATE LIMITED
02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
MCOA Reg. No. CA/2004/33676
CMDA Reg. No. RA/GR.I/19/08/334
CORPORATION OF CHENNAI RA100912019