

Project - Quarterly Progress Report

Promoter's Name	:	KLP Projects Private Limited
Project Name	:	ABHINANDAN
Project Registration No	:	TN/29/Building/0320/2018
Quarter Ending	:	(April / May/June) Year 2019

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	82	98335 Sq.ft
2.	Parking Lots	141	-
3.	UDS Registered in Sq.m.	68	24216 Sq.ft

B. Construction

Sl.No	Description	Block/Tower No.	Status
1	Stage of construction of each Block/Tower, Floor wise	P	Block Completed

C. Details of Clearances

1. Completion Certificate – **EC/North-I/108/2019**
2. Compliance Report, if any (Kindly Specify) – **Not Applicable**

D. Latest Photo with Date (Atleast from 2 angles) – Enclosed





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

3rd PARTIAL 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 Chintadripet, Chennai-600 002.
Letter No.EC/N-I/7990/2017	Dated: 03-04-2019

Sir,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of MSB of Tower No.P of Combined Basement Floor + Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/I, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos.1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street & Binny Lane, Pattalam, Chennai 600012 comprised in Old R.S. No. 2201/2, Present R.S. No.2201/98 (as per patia), Block No.34 of Purasawalkam Village (Division) and Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No. 17 of **Perambur Village** within the limit of Greater Chennai Corporation - Issue of 3rd Partial Completion Certificate – Issued – Reg.

- Ref:**
1. Earlier Planning Permission issued in PP No. C/PP/MSB/48 (S1-S28)/2016, in Letter No.C3 (N)/3120/2015 dated 30.08.2016, Planning Permit No.9094 in the name of M/s.Land Mark Barracks Project Pvt. Ltd., Rep. by Thiru.T.Udhayakumar & Manish Kumar Jain.(Government letter (MS) No.113 & 118 H&UD Dept., dated 03.09.2016 & 16.09.2016).
 2. Revised Planning Permission was issued by CMDA in P.P. No.C/PP/MSB/ 36 (S-01 to S-43)/2018, in Letter No.C3(N)/941/2017 dated 20.09.2018, Planning Permit No.11924. (Government letter (MS) No.96 H&UD Dept., dated 13.07.2018).
 3. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.2961/CHN/8(b)/EC-384/2014 dated 01.04.2015.
 4. Compliance Report issued by Government of India Ministry of Environment Forests & Climate Change Regional Office (South Eastern Zone), Nungambakkam, Chennai-34 in Ir.No.F.No.EP/12.1/SEIAA/2017-18/80/TN/1187 dated 26.07.2018 for Block Nos.I, J, K and L.
 5. 1st Partial CC issued for 4 Blocks - I, J, K and L residential building with 301 dwelling units in Letter No.EC/N-I/7990/2017 dated 10.11.2018 as CC No.EC/North I/361/2018 dated 10.11.2018. {Compliance Certificate from DF&RS issued in D.Dis No.10227/C1/2018, C.C. No.37/2018 dated 23.07.2018 for Block I, J, K & L.}
 6. 2nd Partial Completion Certificate issued for the completed construction of MSB of Tower Nos. E,F,G & H residential building with totally 295 dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North I/380/2018 dated 30.11.2018. {Compliance certificate issued by DF&RS in D.Dis. No.16967/C1/2018, C.C. No.54/2018 dated 12.10.2018 for Tower E, F, G & H.}

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7. Revised Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.2961/EC/8(b)/596/2018 dated 06.08.2018 for Site-1.
8. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenis Road, Saidapet, Chennai-15 in letter No.SEIAA/TN/F.6393/EC/8(a)/529/2017 dated 21.07.2017 for Site-2.
9. Compliance report of Environment Clearance issued by the Government of India, Ministry of Environment, Forest & Climate Change Regional Office (South Eastern Zone), Nungambakkam, Chennai 600 034 in letter No.F. No.EP/12.1/SEIAA/2017-18/80/TN/1187 dated 26.7.2018 for Site -1 of the completed Block Nos. E,F, G, H, I J, K, L & P.
10. Compliance Certificate from DF&RS issued in D.Dis No.20481/C1/2018, C.C. No.65/2018 dated 28.12.2018 for Tower-P
11. Applicant's 3rd Partial Completion Certificate Application letter dated 11.01.2019.
12. This office letter even no. dated 25.03.2019 addressed to the applicant.
13. The applicant's letter dated 29.03.2019 received on 02.04.2019.

This is to certify M/s. KLP Projects Pvt. Ltd., Rep by its Director Thiru Manish Kumar Jain & M/s. Sanklecha Infra Projects Pvt. Ltd. Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain have obtained revised Planning Permission for the construction of Multi-Storeyed Residential Group Development with two sites (Site-1 & 2) – Revised proposal with additions & alteration to the earlier approved plan in **Site-1** consisting **Combined Basement floor for Block A to L, P & Q; 2 Level Basement floor for Block A & B; Combined Stilt floor (Pt)/Ground floor (Pt) & Combined 1st floor for Block A to L; Tower-A : 1st floor to 17th floor – Residential Tower with 64 dwelling units & shops at 1st & 2nd floor; Tower-B : 1st floor to 17th floor – Residential Tower with 63 Dwelling units & Shops at 1st & 2nd floor; Tower-C : 1st floor to 17th floor – Residential Tower with 62 Dwelling units & Home Theatre, Shops at 1st & 2nd floor; Tower - D : 1st floor to 17th floor – Residential Tower with 68 Dwelling units; Tower-E : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Ice cream parlour in 1st floor; Tower-F : 1st floor to 19th floor – Residential Tower with 71 Dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd floor; Tower-G : 1st floor to 19th floor – Residential Tower with 73 Dwelling units & Gym, Indoor Games, at 1st floor; Tower-H : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower-I : 1st floor to 19th floor – Residential Tower with 75 Dwelling units & Yoga Room at 1st floor; Tower-J : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Indoor Games, Tuition Centre at 1st floor; Tower-K : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Tower-L : 1st floor to 19th floor – Residential Tower with 76 Dwelling units; Combined Stilt floor for Block M, N & O; Tower-M : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Shops at 1st floor; Tower-N : 1st floor to 19th floor – Residential Tower with 72 Dwelling units & Day care centre, Tuition room, Games room, Gym at 1st floor; Tower-O : 1st floor to 19th floor – Residential Tower with 74 Dwelling units & Gym, Association Room at 1st floor; Tower-P : Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units; Tower-Q : Stilt floor (pt)/Ground floor (pt) + 16 floors – Residential Tower with 64 Dwelling units; Temple Block : Ground floor – Jain Temple (**Totally 18 Blocks with 1251 Dwelling units & Commercial Space**) at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/1, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos.1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street and Binny Lane, Pattalam, Chennai-600012 comprised in Old R.S. No.2201/2, Present R.S. No.2201/98 (as per patta), Block No.34 of Purasawalkam Village (Division) and proposed additional MSB Residential Group Development in **Site-2 : Block-R : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block -S : Stilt floor + 9 floors – Residential Tower with 126 EWS dwelling units; Block - T : stilt floor + 16 floors – Residential tower with 320 dwelling units (T1) : 208 EWS Dwelling units & T2 : 112 Regular Dwelling units); Club House : Ground floor + 2 floors with Games Room, Gym, Multi-purpose Hall & Open Swimming Pool (**Totally 4 Blocks with 572 Dwelling units including 460 EWS Dwelling units in Block No. R, S & T**) at Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road,****



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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EC/N-I/7990/2017

Somasundaram Nagar Krishnadas Road, Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No, 17 of **Perambur Village** within the limit of Greater Chennai Corporation (**Total Dwelling units including Site – 1 & 2: 1823 Dwelling units**) with **Premium FSI**.

2. In the reference 5th cited, 1st Partial Completion Certificate issued for the completed construction of Group Development of MSBs of 4 Blocks - I, J, K and L comprising Combined Basement Floor + Combined Stilt Floor (part) cum Ground Floor (part) + First Floor + 19 Floors Residential Building with totally 301 dwelling units in Letter No.EC/N-I/7990/2017 dated 10.11.2018 as CC No.EC/North I/361/2018 dated 10.11.2018.

3. In the reference 6th cited 2nd Partial Completion Certificate issued for the completed construction of MSB of Tower Nos. E,F,G & H – Combined Basement floor + Combined Stilt floor (part)/GF part - Tower E: 1st floor to 19th floor – Residential Tower with 75 dwelling units & Ice cream parlor in 1st floor, Tower F: 1st floor to 19th floor – Residential Tower with 71 dwelling units & Banquet Hall, Indoor Games, Restaurant in 1st & 2nd Floor: Tower G: 1st floor to 19th floor – Residential Tower with 73 dwelling units & Gym, Indoor Games at 1st floor, Tower H: 1st floor to 19th floor – Residential tower with 76 dwelling units residential building with totally 295 dwelling units in Letter No.EC/N-I/7990/2017 as CC No.EC/North I/380/2018 dated 30.11.2018.

4. Now in the reference 11th cited, M/s. KLP Projects Pvt. Ltd., Rep by its Director Thiru Manish Kumar Jain & M/s. Sanklecha Infra Projects Pvt. Ltd. Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain have applied for 3rd Partial Completion Certificate for the completed construction of MSB of Tower No.P of Combined Basement Floor + Stilt floor (pt)/Ground floor (pt) + 19 floors – Residential Tower with 114 Dwelling units at Old Door Nos. 1A, 1B, 1/C, 1D, 1E, 1F, 1/I, 1/2, 1F/3, 1F/4, 13, 23/1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and New Door Nos.1 to 24, 26, 28 & 30, Perambur Barracks Road, Off Strahans Road, K.M. Garden Street, Angalamman Koil 1st Street & Binny Lane, Pattalam, Chennai 600 012 comprised in Old R.S. No. 2201/2, Present R.S. No.2201/98 (as per patta), Block No.34 of Purasawalkam Village (Division) and Door No. 20/21, 25, 274, 290/1 & 292, Cooks Road, Somasundaram Nagar Krishnadas Road, Somasundaram Nagar Main Road & Somasundaram Nagar 1st Street, Otteri, Chennai-12 comprised in R.S. No. 273/48 (pt) and 274/49 (pt), Block No. 17 of **Perambur Village** in revised planning permission was issued by CMDA in P.P. No. P.P. No.C/PP/MSB/ 36 (S-01 to S-43)/2018, in Letter No.C3(N)/941/2017 dated 20.09.2018, Planning Permit No.11924. (Government letter (MS) No.96 H&UD Dept., dated 13.07.2018) was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

5. Accordingly, 3rd Partial Completion Certificate is issued for the above construction in **C.C.No.EC/North-I/108/2019 dated:03-04-2019.**

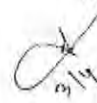
/pto/

6. The 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 Partial 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.

Yours faithfully,

 23/4/19

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

 2/14

Copy to:

- 1 M/s. KLP Projects Pvt. Ltd.
Rep by its Director Thiru Manish Kumar Jain &
M/s. Sanklecha Infra Projects Pvt. Ltd.
Rep. by Mr. Karan Sanklecha & Mr. Bhawarlal Jain
No.1-30, Perambur Barracks Road
Pattalam, Chennai 600 012.
- 2 The Chairman, TNRERA, CMDA – Tower-II(1st Floor),
No.1-A Gandhi-Irwin Bridge Road, Egmore, Chennai-8.
- 3 The Deputy Financial Analyst
Finance Division, CMDA, Chennai.
- 4 The System Analyst, Computer Cell, CMDA, (to update Webpage)

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