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Project - Quarterly Progress Report

Promoter's Name	:	APPASWAMY REAL ESTATES LIMITED
Project Name	:	URBANEST
Project Registration No	:	TN/11/BUILDING/0346/2021 Dt:05/10/2021
Quarter Ending	:	DEC 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)	2	2864(1432 +1432)
2.	Parking Lots	2	
3.	UDS Registered in Sq.m.	127.82 m2	2 Flats – 1432 sft

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Single block	Building fully completed.
2.	Status of common Amenities for each Block/Tower, Item wise		UG Sump , OHT ,Staircase, Headroom, Lift work completed Pavers W In P.

Sl. No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	98%
	ii) Financial (Enter Anticipated Project cost in lakhs)	3,40,80,000

C. Details of Clearances

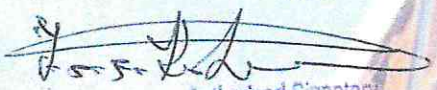
1. Completion Certificate No. ----- (only CC No. in Text Format) -- Not Applicable
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format) -- Not Applicable.
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format) – Not Applicable.

D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format) – Attached.

For APPASWAMY REAL ESTATES LTD

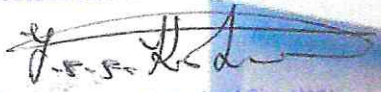
[Signature]
Authorized Signatory

For APPASWAMY REAL ESTATES LTD


Authorised Signatory

Urbanest 30.12.2023

For APPASWAMY REAL ESTATES LTD


Authorised Signatory

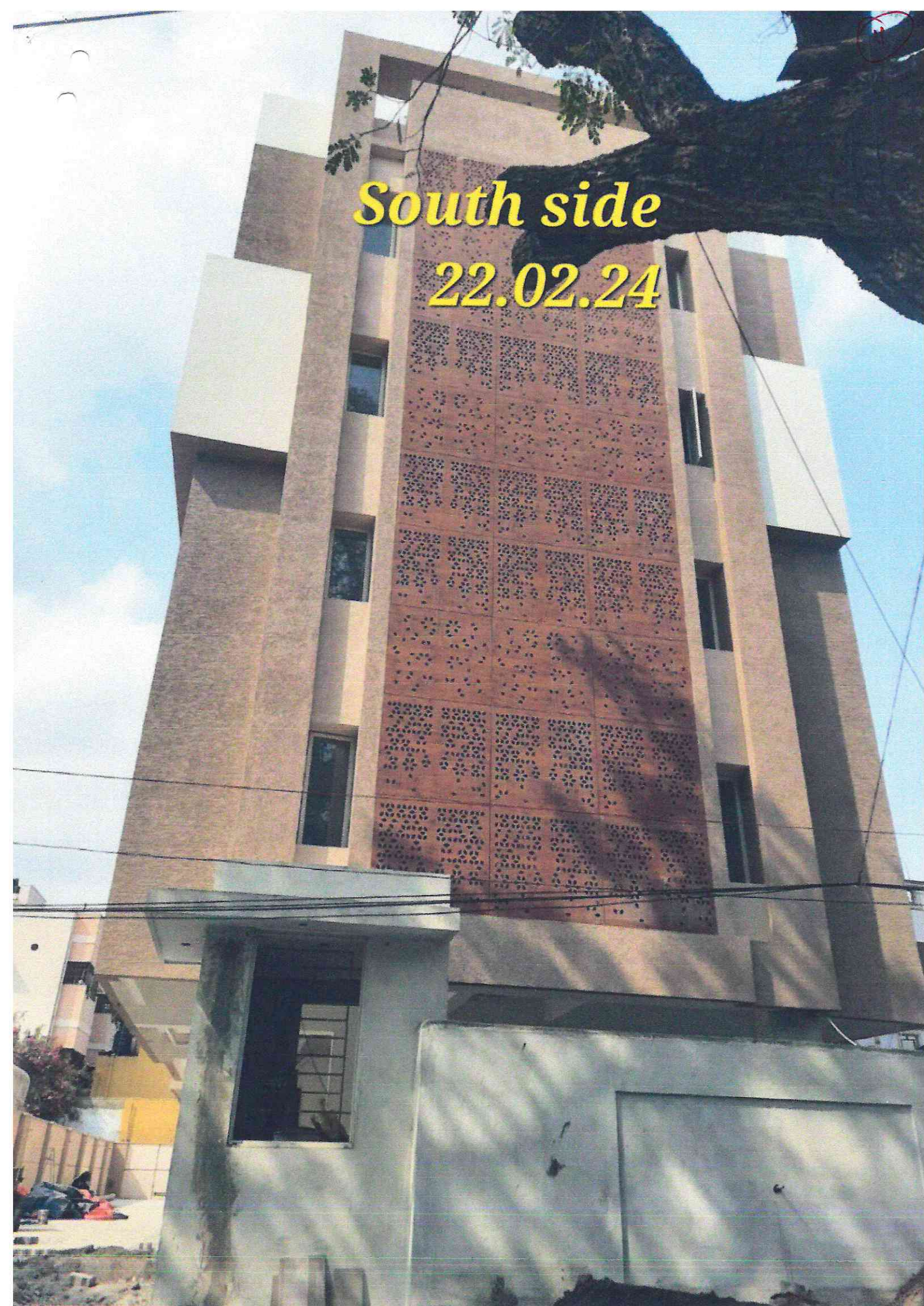
Urbanest 30.12.2023

North side
22.02.24

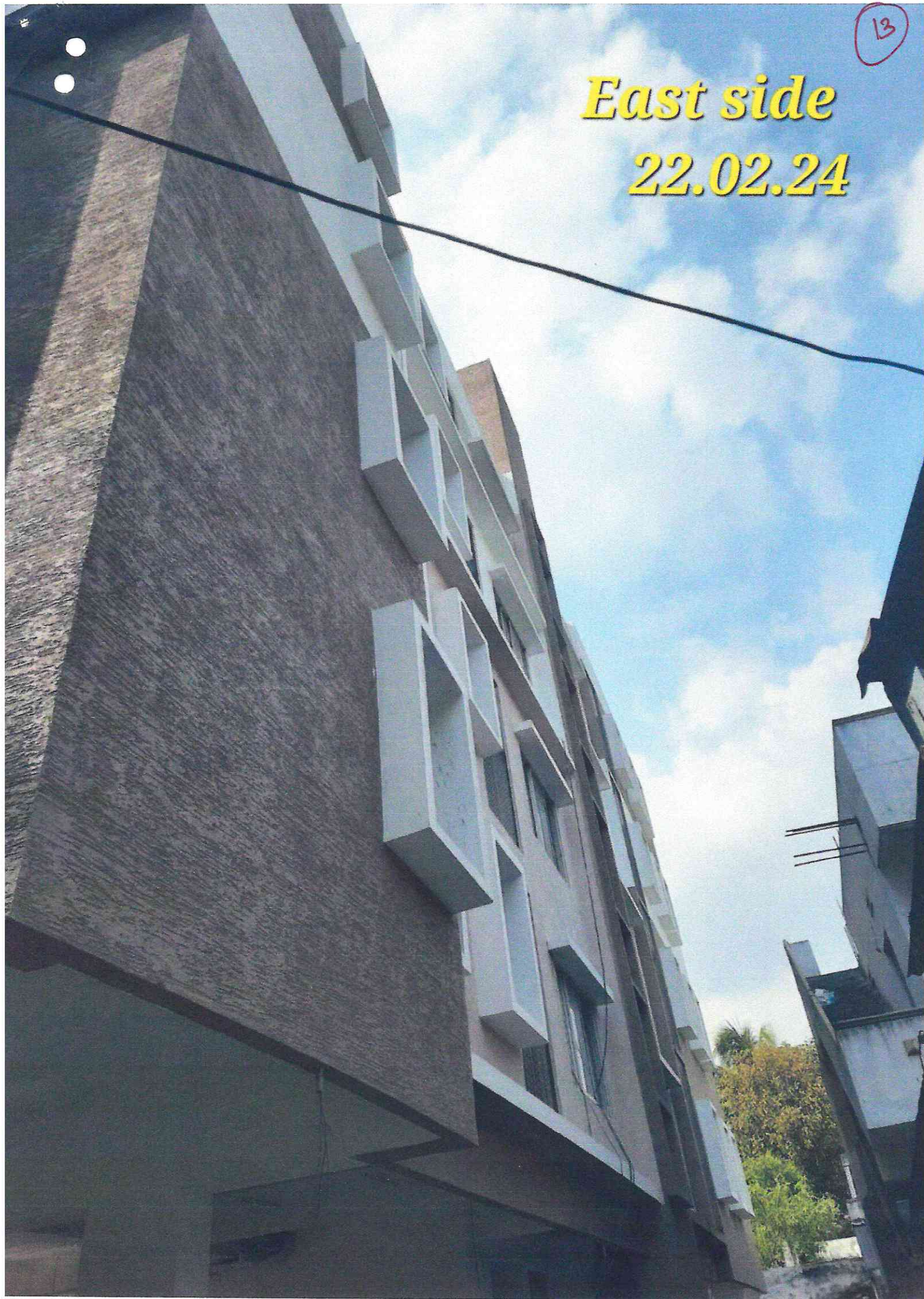


South side

22.02.24

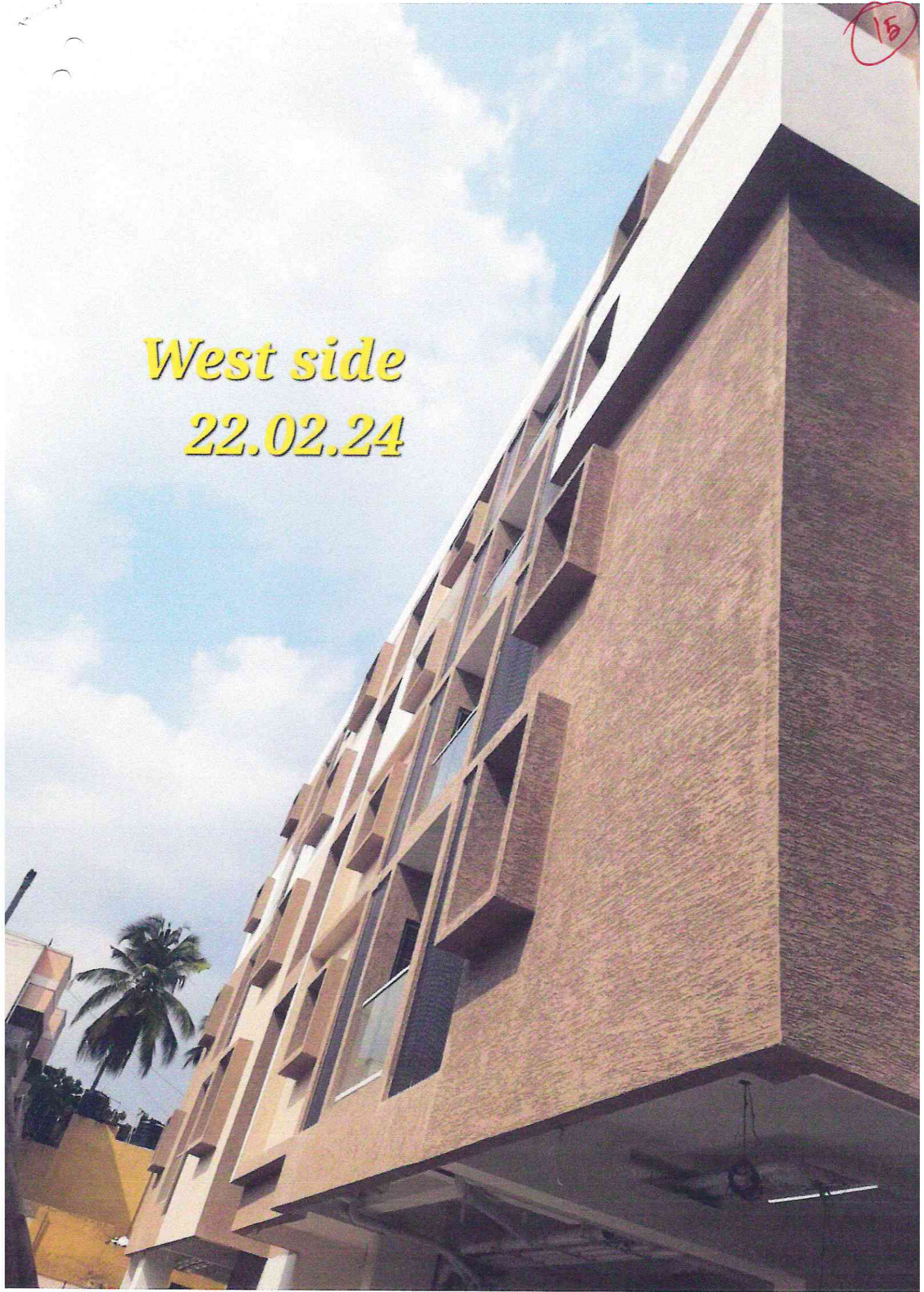


East side
22.02.24



West side
22.02.24

15



From
Thiru.R.Rajaguru, M.Tech.,
Assistant Director
Member Secretary/Joint Director (Incharge)
Coimbatore Local Planning Authority,
Door No. 50, FCI Road, Gandhima Nagar,
Ganapathy,
Coimbatore-18
E-mail: kovaidisttcp@gmail.com
Ph.No. : 0422 – 2380243

To
1.Assis tant Executive Engineer,
Tangedco, Ram Nagar,
No.127.Dr.Nanjappa Road,
Coimbatore-641018
2.The Executive Engineer,
Tamil Nadu Water Supply and Drainage
Board, Coimbatore.

Roc.No.6869 /2023/LPA

Dated: 07.02.2024

Sir,

Subject : District Town and Country Planning Office Coimbatore - Coimbatore Local Planning Authority - Completion Certificate for Residential Building - Stilt + 4 Floors (8 Dwellings) - Coimbatore Corporation – Central Zone - Anupperpalayam Village – Ward No. I(9(- Block No.01 – TS.No-15/15 - Site extent 507 sq.m - Completion Certificate Issued – Reg.

- Reference**
1. Coimbatore Local Planning Authority Letter ROC No.637/2021/LPA Planning Permission No. 81/2021 dated 03.03.2021
 2. The Commissioner, Coimbatore Corporation B.L.No-BL/0071/2021/MH 6/C Dated: 20.04.2021
 3. Circular from the Director of Town and Country Planning, Roc No. 19093/2022/TCP-5, Dated:20-04-2023.
 4. Construction Completion Certificate application received from applicant dated. 14.12.2023

This is to certify that Mr. S. Saravanan (POA) Coimbatore, Residential Building - Stilt + 4 Floors(8 Dwellings) Coimbatore Corporation, Central Zone. Anupperpalayam Village, Ward No. I(9(- Block No.01 – TS.No-15/15, Site extent 507 sq.m. The building plan has been sanctioned vide ROC No.637/2021/LPA Planning Permission No. 81/2021 dated 03.03.2021. It was inspected and observed that the building has been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

1. Accordingly, Completion Certificate is issued for the above construction in C.C No. 09/2024 CC is issued only for the Residential Building.

2. The Completion Certificate is issued in accordance with the provision of the TNCDBR – 2019, Rule No. 20& Annexure XXIII of there under does not cover the structural stability aspect of the building. It is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineer / 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.


Member Secretary/Joint Director (IC),
Coimbatore Local Planning Authority
Coimbatore.

27/7/24

Copy to :

✓ 1. Mr.S.Saravanan(POA),
Branch Head Appaswamy Real Estates Ltd,
Suite 1, Basement Level, The Residency 1075,
Avinashi Road, Coimbatore-641 018.

2.The Commissioner
Coimbatore City Municipal Corporation
Coimbatore

FORM-4

ARCHITECT'S CERTIFICATE

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

Date: 14-03-2024

To

M/s. Appaswamy Real Estates Limited,
No.3, Mangesh Street,
T Nagar, Chennai-600 017.

Subject: Certificate of Completion of Construction of "URBANEST" Building Block No.07 of the Building of the Project (TNRERA Registration Number TN/11/Building/0346/2021, dated 05.10.2021) situated on the Flats No.1002, 2001, 3002, 4001 (Total 4 flats) in Stilt Floor + 4 Floor residential building with 8 dwelling unit comprised in Old S.No.57, 55B/2, T.S.No.:9/18, 9/20/2, New T.S.No.15/15, Old Ward No.9, New Ward No.08, Door No.126, Kalidas Road, Ram Nagar, Ranganathapuram, Anupparpalayam Village, Coimbatore demarcated by its boundaries (latitude and longitude of the end points) Latitude 11.013384"N and Longitude-76.959901"E 507 sq.mts. area being developed by M/s. Appaswamy Real Estates Limited.

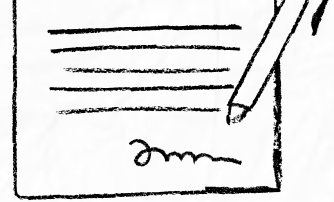
Sir,

1. I have undertaken assignment as Architect certifying completion of Construction Work of "URBANEST" Project: Property Share of Flats No.1002, 2001, 3002, 4001 (Total 4 flats) in Stilt Floor + 4 Floor residential building Block of No.7, situated on the S.No.57, 55B/2, T.S. No.: 9/18, 9/20/2, New Appaswamy Real Estates Limited.S.No.T.S.No.15/15, Old Ward No.9, New Ward No.08, Block No.07, Door No:126, Kalidas Road, Ram Nagar, Ranganathapuram, Anupparpalayam Village, Coimbatore measuring 507 sq.mts. area being developed by M/s. Appaswamy Real Estates Limited.
2. Following technical professionals are appointed by Promoter:
 - (i) Thiru. N Balachander as Architect
 - (ii) Thiru. S. Nagesh as Structural Engineer
 - (iii) Thiru. P Balamurugan as MEP Consultant
 - (iv) Thiru. K R Subramaniam as Site Supervisor
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that building Block of No.7, situated on the S.No.57, 55B/2, T.S. No.: 9/18, 9/20/2, New Appaswamy Real Estates Limited S.No.T.S.No.15/15, Old Ward No.9, New Ward No.08, Block No.07 has been completed in all aspects. The building Block of No.7, situated on the S.No.57, 55B/2, T.S. No.: 9/18, 9/20/2, New Appaswamy Real Estates Limited.S.No.T.S.No.15/15, Old Ward No.9, New Ward No.08 is granted Completion Certificate bearing number Roc.No.6869/2023/LPA dated 07-02-2024 by Assistant Director/Member Secretary/Join Director (Incharge), Coimbatore Local Planning Authority, Coimbatore-18.

Yours Faithfully,


(N. Balachander)

BALACHANDER. N
Registered Architect
CA/86/10081
PARTNER
PITHAVADIAN & PARTNERS
No:10, Murugappa Road,
Kotturpuram, Chennai-600 085.



our services doesn't just end there



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



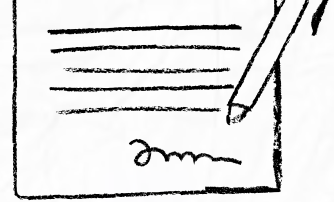
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Property Documentation & Workflow Tools

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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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OMR Thoraipakkam,
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