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3/350/2 Mettukuppam,
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Chennai, India

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Project - Quarterly Progress Report 30th September 2024

Promoter's Name	:	DHARANI DEVELOPERS PVT.LTD
Project Name	:	PGP OAKS
Project Registration No	:	TN/29/BUILDING/0207/2017
Quarter Ending	:	30 th September 2024

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)	NIL	NIL
2.	Parking Lots	NIL	NIL
3.	UDS Registered in Sq.m.	NIL	NIL

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	BLOCK B & C	READY TO OCCUPY
		BLOCK A	UNDER CONSTRUCTION
2.	Status of common Amenities for each Block/Tower, Item wise	BLOCK B & C Landscaping & Garden, Gym, Children's Play area	HANDED OVER
		BLOCK A (Swimming Pool Under Construction)	IN BLOCK A - NOT SOLD ANY FLAT

Sl.No.	Description	Percentage
1.	Percentage of Completion	BLOCK B & C - 100%
	(i)Physical	BLOCK A - 85%
	(ii) Financial (Enter Anticipated Project Cost in Lakhs)	Rs. 1,50,00,000.00

Details of Clearances

1. BLOCK B & C Completion Certificate No. EC/Central-II/138/2019, Dated: 15/05/2019

BLOCK A FRONT ELEVATION



BLOCK A REAR ELEVATION



BLOCK A

SIDE ELEVATION & SWIMMING POOL VIEW



BLOCK A

Compound Wall Gate ELEVATION



BLOCK A REAR SIDE VIEW



BLOCK A TERRACE FLOOR



BLOCK A SIDE VIEW



BLOCK A TOP VIEW





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

1st Partial COMPLETION CERTIFICATE

From

The Principal Secretary/
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
Chintadripet, Chennai-600 002

Letter No.EC/C-II/23019/2018

Dated: 15 -05-2019

Sir,

Sub: CMDA – Enforcement Cell (Central -II) – 1st Partial Completion Certificate for the construction of Stilt + 4 floors Group Development 2 Blocks (Block B & C) Residential building with 64 dwelling units at Kabilar Street, Ganga nagar 4th Street, Jaferkhanpet, Chennai – 83, T.S. No.47/2, 47/4, 47/5, 47/6, 47/7 & 47/8 Block No.133 of Kodambakkam Village, within the limit of Greater Chennai Corporation – First Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission No.B/Spl.Bldg./129 A to G/2014, in Letter No.BC1/115/2013 dated 19.05.2014, Planning Permit No.8735 with 3 blocks and 112 dwelling units
 2. Your Completion Certificate request in letter dated 19.12.2018
 3. This office letter even no. dated 09.05.2019.
 4. Development Charges and I&A charges remitted in CMDA Receipt No.B-0011478, dated 10.05.2019

This is to certify that M/s. Dharani Developer Pvt. Ltd have constructed Stilt + 4 floors Group Development 2 Blocks (Block B & C) Residential building with 64 dwelling units at Kabilar Street, Ganga nagar 4th Street, Jaferkhanpet, Chennai – 83, T.S. No.47/2, 47/4, 47/5, 47/6, 47/7 & 47/8 Block No.133 of Kodambakkam Village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./129 A to G/2014, dated 19.04.2014 in Letter No.BC1/115/2013 dated 19.05.2014, Planning Permit No.8735. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of First Partial Completion Certificate approved by the Monitoring Committee.

2. Accordingly First Partial Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/ 138 / 2019, dated:15.05-2019.

..2..

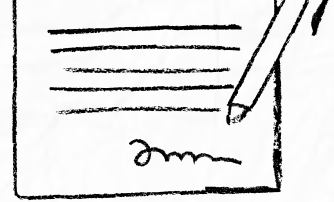
3. The First partial Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is 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 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.

Yours faithfully,

P. S. Muralidharan
15/5/2019
for PRINCIPAL SECRETARY/
MEMBER-SECRETARY
[Signature]
15/05/2019

Copy to:

1. M/s. Dharani Developer Pvt. Ltd
Flat No.1/2, "Appavoo Apartments",
Door No.1, Venus Colony 2nd Street
Alwarpet, Chennai – 600 018
2. The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
3. The Deputy Financial Analyst
Finance Division, CMDA (For Refund of Security Deposit for Building & Display
Board)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)



our services doesn't just end there



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Property Development & Approvals

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



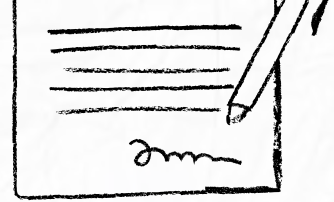
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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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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