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Official Property Record

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Bhaggyam

Bhaggyam Constructions
No : 2, Sarangapani Street,
T.Nagar, Chennai - 600 017.
P: +91 44 2834 4770, 2834 4730
E: general@bhaggyam.com
W: www.bhaggyam.com
GSTIN : 33ADQPR7079D1Z4

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
TNRERA
CHENNAI
23.III 2019

3926

Project - Quarterly Progress Report

Promote'rs Name	:	Bhaggyam Constructions
Project Name	:	Bhaggyam Griha Thoraipakkam
Project Registration No	:	TN.01/BUILDING/0338dt 15/11/2018
Quarter Ending	:	Jun-19

A. Sales

S.No	Description	No	Total Area
1	Flats Booked	nil	nil
2	Parking Lots	nil	
3	UDS Registered In Sq.ft		nil

B.Construction

S.No	Description	Block/Tower No	Status
1	Stage Of Construction Of Each Block / Tower	5 blocks	Completed
2	Status Of Common Amenities - Item Wise	NIL	NIL

Details Of Clearances

1. Completion Certificate No EC/S-II/7847/2019

2. Complience Report ,If Any - Nil

3.Annual Audit Report Of Special Account Form 7

BHAGGYAM CONSTRUCTIONS
T. NAGAR
CHENNAI
600 017







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

BY RPAD

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, TNEB,
Anna Salai, Chennai-600 002.

2) The Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002

Letter No.EC/S-II/7847/2019 **Dated: 16-07-2019**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor + 3 Floors + 4th Floor Residential Building with 79 Dwelling Units at Kamaraj Street, Okkiyam Thoraipakkam, Chennai comprising in S.No.104/25B, 224/1A1A2, 1A1A3, 225/1, 2, 3A1, 3A2, 3B1, 3B2, (As per Patta), of Okkiyam Thoraipakkam Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref: 1) CMDA Planning Permission No.B/Spl.Bldg./96AtoG/2018, Permit No.12105 in letter No.B1/11204/2016 dated 18.05.2018
2) Completion Certificate Application from Ms/. Ramgosri Constructions Pvt. Ltd. & Others, C/o. Bhaggyam Constructions dated 09.05.2019
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0012843 dated 09.07.2019

*****

This is to certify that Ms/. Ramgosri Constructions Pvt. Ltd. & Others, C/o. Bhaggyam Constructions has constructed Stilt Floor + 3 Floors + 4th Floor Residential Building with 79 Dwelling Units at Kamaraj Street, Okkiyam Thoraipakkam, Chennai comprising in S.No.104/25B, 224/1A1A2, 1A1A3, 225/1, 2, 3A1, 3A2, 3B1, 3B2, (As per Patta), of Okkiyam Thoraipakkam Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.B/Spl.Bldg./96AtoG/2018, Permit No.12105 in letter No.B1/11204/2016 dated 18.05.2018. It 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.

p.t.o.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/194/2019 dated 16-07-2019.**

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.

Yours faithfully,

16/7/19

for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

16/7/19

Copy to:

1. M/s. Ramgosri Constructions Pvt. Ltd. & Others,
   C/o. Bhaggyam Constructions,
   No.2, Sarangapani Street,
   T. Nagar, Chennai 600 017

2. The Chairperson, TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai – 600 008

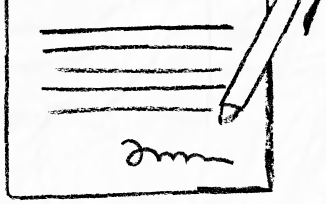
3. The Deputy Financial Analyst
   Finance Division, CMDA (For refund of Security Deposit for Building and Display Board)

4. The System Analyst, Computer Cell, CMDA
   (to update Webpage)

Note:

(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund the applicant

(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished



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

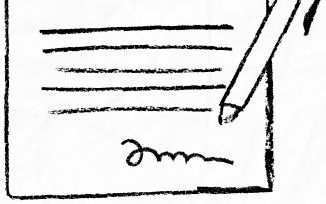
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions with smart tools

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

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

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