



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Project - Quarterly Progress Report

Promoter's Name	:	DAC PROMOTERS
Project Name	:	DAC CHROMANTIQUE
Project Registration No	:	TN/29/Building/0450/2020
Quarter Ending	:	June 2022

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	43	3077.17
2.	Parking Lots	25	313
3.	UDS Registered in Sq.m.	43	1488.57

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block 1	100%
2.	Status of common Amenities for each Block/Tower, Item wise	Lift, CCTV, Multipurpose,	100%

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	28,20,00,000

C. Details of Clearances

1. Completion Certificate No. ----- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) ----- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ----- (in PDF Format)

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

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

For DAC PROMOTERS


Proprietor





V.Srinivasan. aia.,

Registered Architect - Council of Architecture

Reg. No.: CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

M/s

DAC PROMOTERS,

No.19, K-Block,
1st Main Road, 1st Avenue,
Anna Nagar East,
Chennai - 600 102.

Date : 29/06/2022

Sub: CERTIFICATE FOR COMPLETION OF CONSTRUCTION WORK -
DAC - CHROMANTIQUE (BL No.18/2020-21/06.11.20) having
Stilt + 5 Floors with 43 dwelling units Situated at Advocate Janakiraman Street,
Muthulakshmi Nagar, Chitlapakkam, Chengalpattu District, Chennai - 600059,
demarcated by its boundaries to the North to South 12.928906 to the East to the
West 80.129111 , measuring 625.42 sq.mts. area being developed by M/s.DAC Promoters.

Sir,

I, V.SRINIVASAN have undertaken assignment as Architect of Certifying Completion of
construction work of DAC - CHROMANTIQUE having Stilt + 5 Floors with 43 dwelling units Situated at
Advocate Janakiraman Street, Muthulakshmi Nagar, Chitlapakkam, Chengalpattu District, Chennai-600059,
measuring 625.42 sq.mts. area being developed by M/s.DAC Promoters.

2. The Following Technical Profesionals are appointed by Owner/Promoter:

- 1 Thiru. V.Srinivasan as Architect
- 2 Thiru. C.Kannan as Structural Consultant
- 3 Thiru. D.Yogesh as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and
to the best of my/our knowledge, I hereby certify that DAC - CHROMANTIQUE has been
completed in all aspects. DAC - CHROMANTIQUE is granted Completion Certificate bearing
C.C. No. EC/South-II/039/2022 dated 10-02-2022

Regards,

V. Srinivasan

V.SRINIVASAN
(LICENSE No. C.A/96/19755.)
CMDA reg.No.RA/Gr.I/19/03/074

V. SRINIVASAN, AIA.
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
RA. No. 344
Firm Arcade, P-47/1, 17th Street, Anna Nagar,
Chennai-600 040. Ph : 2628 6529



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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0388/2021

Dated: 10.02.2022

Sir / Madam,

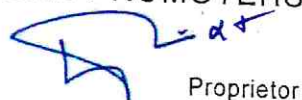
Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4Floors + 5th Floor (part) (18.30m height) Residential Building with 43 Dwelling Units, Association Room, Guest Room & Gym at Advocate Janakiraman Street, Muthulakshmi Nagar, Chitlapakkam, Chennai-600 059 comprised in S.No.163/6A1, 163/6A2, 163/7A & 163/7B of Chitlapakkam Village, within the Limits of erstwhile Chitlapakkam Town Panchayat, now within Tambaram Corporation Limits – 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 No.B/NHRB/343 A & B/2020 dated 20.10.2020 in Planning Permit No.13712 in letter No.PP/NHRB/S(B1)/0094/2020 dated 20.10.2020.
3. Completion Certificate Application received from M/s.DAC Promoters Represented by its Chief Executive Officer Tmt.S.Durga GPA for Tvl.I.H.Govarthanan, 2.S.Hemalatha & 3.R.Parimala on 22.12.2021.
4. This office D.C.Letter even No.dt.04.02.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020903 dated 07.02.2022.

This is to certify that M/s.DAC Promoters, Represented by its Chief Executive Officer Tmt.S.Durga GPA for Tvl.I.H.Govarthanan, 2.S.Hemalatha & 3.R.Parimala, has Completed the Construction of Stilt Floor + 4Floors + 5th Floor (part) (18.30m height) Residential Building with 43 Dwelling Units, Association Room, Guest Room & Gym at Advocate Janakiraman Street, Muthulakshmi Nagar, Chitlapakkam, Chennai-600 059 comprised in S.No.163/6A1, 163/6A2, 163/7A & 163/7B of Chitlapakkam Village, within the Limits of erstwhile Chitlapakkam Town Panchayat now within Tambaram Corporation Limits vide CMDA Planning Permission 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 approved by the Monitoring Committee.

Contd.

For DAC PROMOTERS

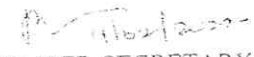

Proprietor

2. Accordingly, Completion Certificate is issued for the above construction in C.C.No.EC/South-II/039/2022 dated 10.02.2022.

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.11).

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

1. M/s.DAC Promoters, Represented by its Chief Executive Officer Tmt.S.Durga GPA for Tvl.1.H.Govarthanan, 2.S.Hemalatha & 3.R.Parimala, No.19, K-Block, 1st Main Road, 1st Avenue, Anna Nagar East, Chennai - 600 102.

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

(TNRERA Project No.TN/29/Building /0450/2020 dt.05.12.2020 for the building in the site under reference in file No.TNRERA/6465/2020)

3. The Deputy Financial Analyst Finance Division, CMDA.

(For Refund of Security Deposit for Building, Display Board and Septic Tank)

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 by 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.

For DAC PROMOTERS



Proprietor



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



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate