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Project - Quarterly Progress Report

Promoter's Name	:	DAC DEVELOPERS PVT LIMITED
Project Name	:	DAC AGARAM
Project Registration No	:	TN/01/BUILDING/0255/2022
Quarter Ending	:	MARCH 2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area in Sq.m
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	72	6534.10
2.	Parking Lots (For Booked Plots/Flats)	45	563
3.	UDS Registered in Sq.m.	66	2105.97

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, Power Back-up, Video door phone, GYM, Association room, Indoor Games, Creche room	100%

Sl.No.	Description	Percentage
341.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	23,50,00,000/-

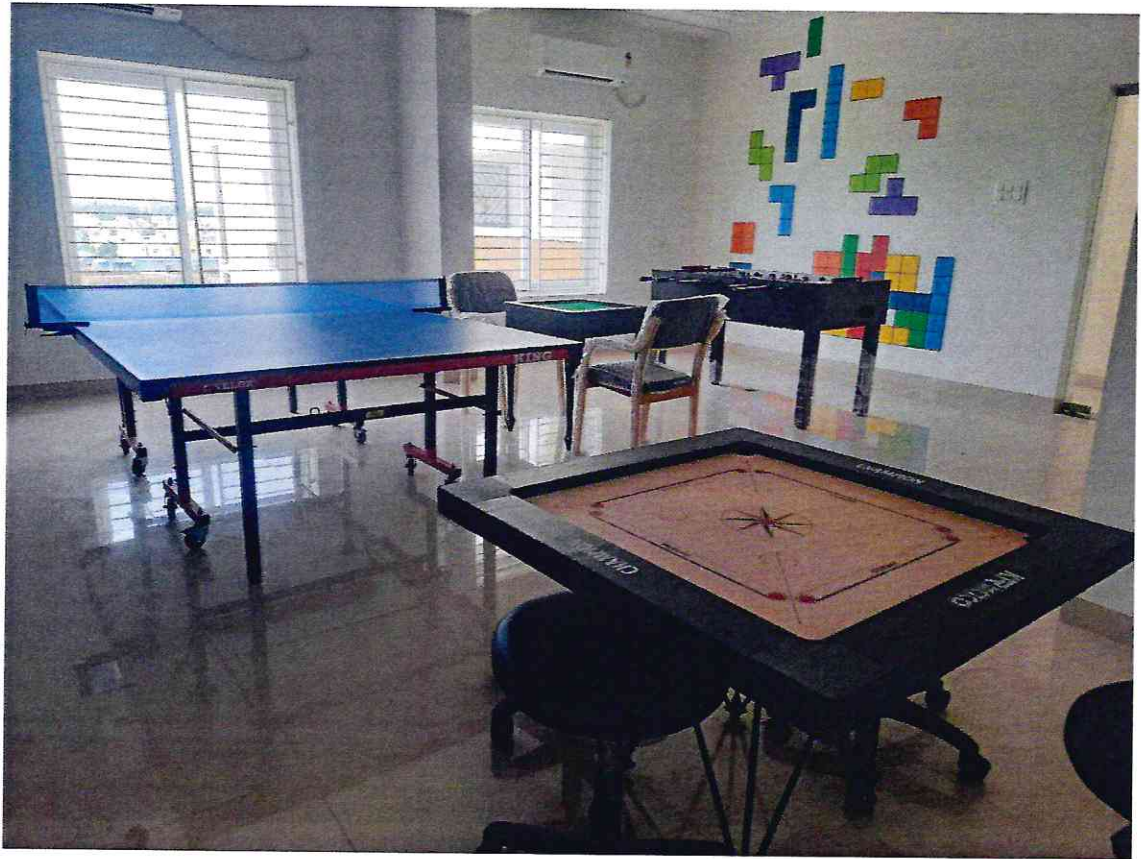
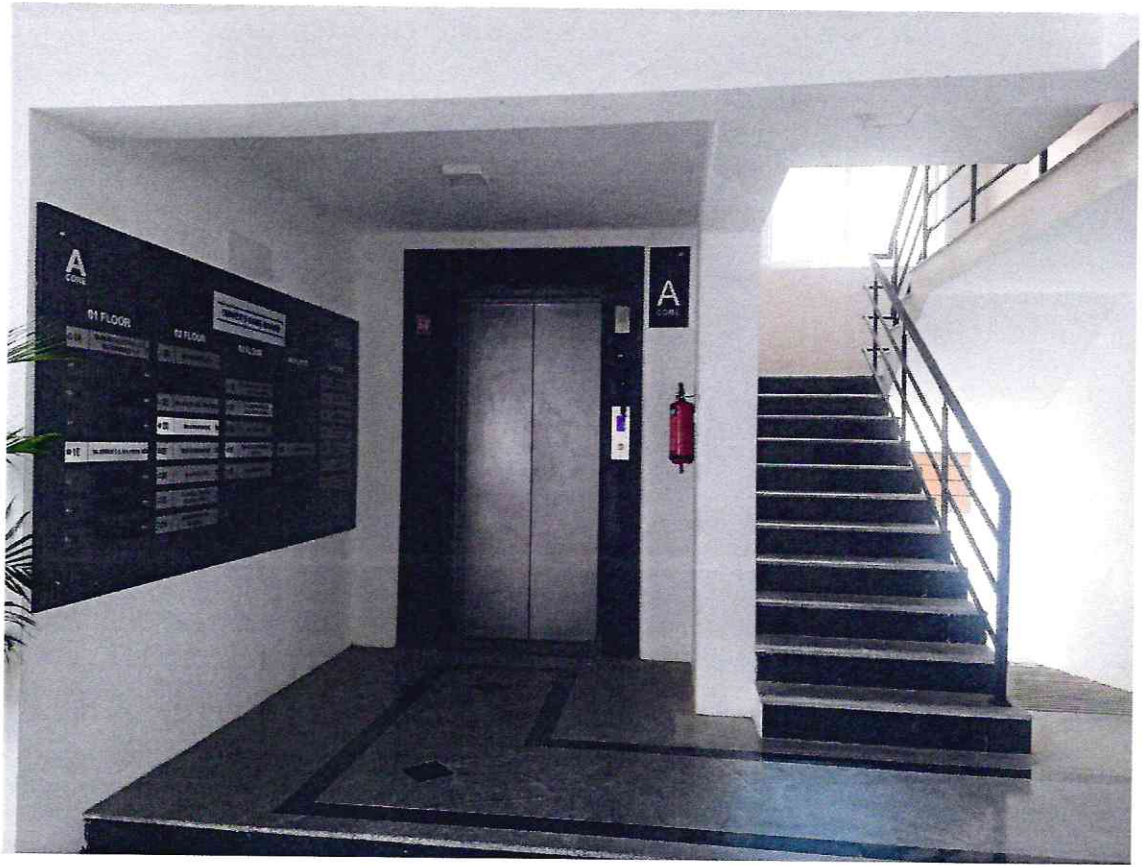
C. Details of Clearances

1. Completion Certificate No. CC.No.EC/South-II/012/2024. dt: 11.01.2024.
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)

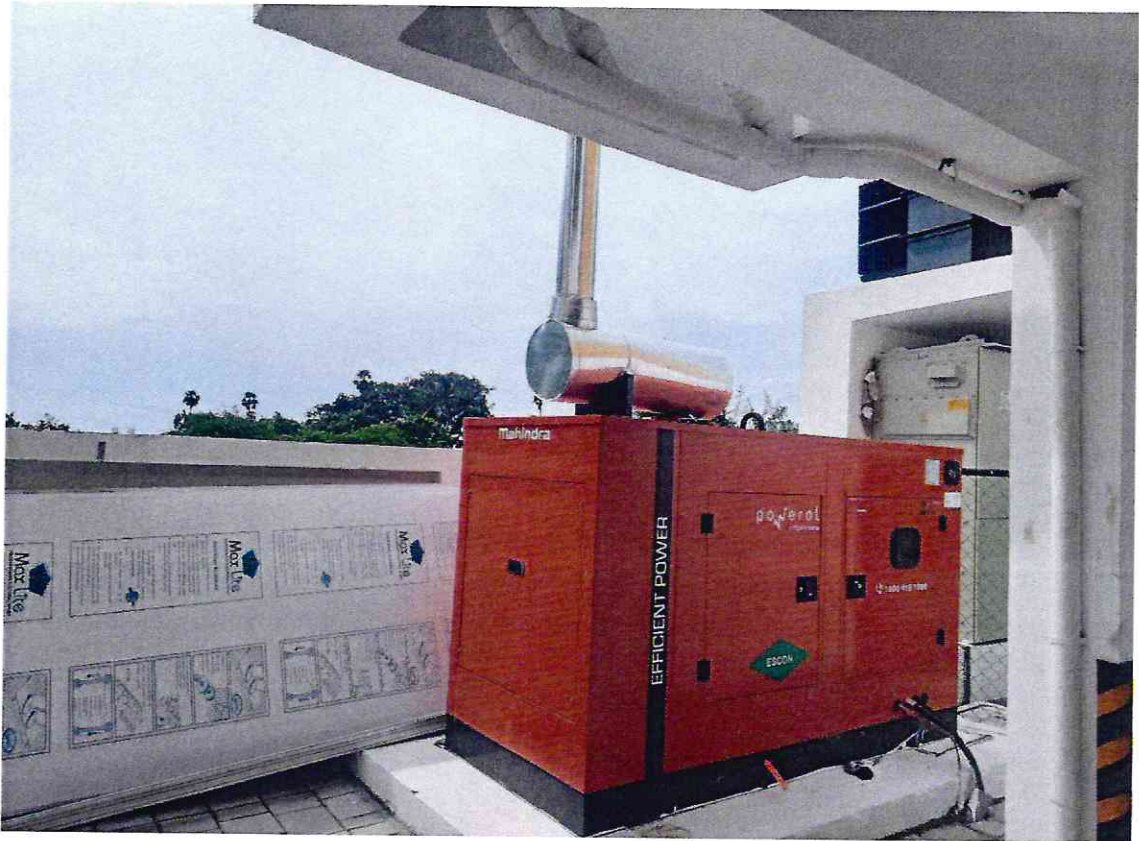
Note: Mail the above particulars to "reg.tnrera@tn.gov.in"







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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



BY RPAD

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 Commissioner,
Tambaram Corporation,
West Tambaram, Chennai-600 045.

Letter No. CMDA/CC/NHRB/S/0458/2023

Dated: 11.01.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 72 Dwelling Units (Affordable Housing) at Kovilanchery Road, Madambakkam, Chennai – 600 126 comprised in Old S.No.316/1A, 316/1B, 316/2A (as per Patta) New S.No.316/1A2, 316/1B2, 316/2A1 & 316/2A2 of Madambakkam Village, within the Limits of Then Madambakkam Town Panchayat now within the Limits of Tambaram Corporation – Applied for Completion Certificate – 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 vide No. PP/NHRB/94/2022/A to C dated 07.04.2022, Permit No.14771 in PP/NHRB/S(B2)/0610/2021 dated 07.04.2022.
 3. Online Completion Certificate Application received from M/s.DAC Promoters, Represented by its CEO & GPA Tmt.S.Durga GPA for 1.Tvl.Ramesh Arunachlam 2.Tmt.N.Rajam and 3.Mythili Ramesh dated on 02.11.2023.
 4. This office D.C.Letter even No.dated 03.01.2024.
 5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0024681 dated 05.01.2024.

This is to certify that M/s.DAC Promoters, Represented by its CEO & GPA Tmt.S.Durga GPA for 1.Tvl.Ramesh Arunachlam 2.Tmt.N.Rajam and 3.Mythili Ramesh has completed the Construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 72 Dwelling Units (Affordable Housing) at Kovilanchery Road, Madambakkam, Chennai – 600 126 comprised in Old S.No.316/1A, 316/1B, 316/2A (as per Patta) New S.No.316/1A2, 316/1B2, 316/2A1 & 316/2A2 of Madambakkam Village, within the Limits of Then Madambakkam Town Panchayat now within the Limits of Tambaram Corporation for which Planning Permission was accorded 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 prescribed in Annexure XXIII of TNCDBR, 2019.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 012 /2024 dated 11.01.2024.

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 rule 20 (6) Annexure XXIII of TNCDBR, 2019 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

DL
18/01/24
for MEMBER-SECRETARY

Copy to:

1. M/s.DAC Promoters, Represented by its CEO & GPA Tmt.S.Durga,
GPA for 1.Tvl.Ramesh Arunachlam,
2.Tmt.N.Rajam and 3.Mythili Ramesh,
Plot No.A, Thiruvalluvar Salai, R.V.Garden,
Tambaram West, Chennai-600 045.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.
(TNRERA Project Registration Certificate of No.TN/01/Building/0255 /2022, dt.06.07.2022 with the Project Name "DAC AGARAM" for the building in the site under reference in file No.TNRERA/10357/2022 with the valid period till April 2025)
3. The Deputy Financial Analyst
Finance Division, CMDA.
(For Refund of Security Deposit Building, Display Board and Septic Tank)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage). For Web-hosting

Note:

- (i) The CMDA's Original Cash Receipt No.CMDA/PP/Ch/6880/2022, dt.03.03.2022 for the payment of Security Deposit has been 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.

(B)

M.ATHI BAHAVATHI B.E.,
Registered Engineer,
CMDA Reg. No.RE/GR-II/19/03/015

Plot No.1451, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai – 600037.
Mobile : 9840229411, 8838053086
E-mail : athisundara@gmail.com

FORM-4

ARCHITECT'S CERTIFICATE

Date: 29.01.2024

To
M/s.DAC Developers
No.19, K-Block,
1st Main Road, 1st Avenue,
Anna Nagar East,
Chennai - 600 102.

Subject: Certificate of Completion of Construction Work - DAC AGARAM with 72 Dwelling Units situated at Old S.No 316/1A2, 316/1B, 316/2A, New S.No: 316/1A2, 316/1B2, 316/2A1, 316/2A2, Kovilanchery Road, Madambakkam Village, Tambaram Taluk, Chengalpattu District. demarcated by its boundaries to the North 12.885526, 80.160801, to the South 12.884936, 80.160657, to the East 12.885246, 80.161024, to the West 12.885242, 80.160577, measuring 2,306.69 sq.mts. Area being developed by M/s.DAC Developers.

Sir,

I, M.Athi Bahavathi have undertaken assignment as Registered Engineer of certifying completion of Construction Work of DAC AGARAM Comprised in Old S.No 316/1A2, 316/1B, 316/2A, New S.No: 316/1A2, 316/1B2, 316/2A1, 316/2A2, Kovilanchery Road, Madambakkam Village, Tambaram Taluk, Chengalpattu District, measuring 2,306.69 sq.mts. area being developed by M/s.DAC Developers.

2. Following technical professionals are appointed by Owner/Promoter:

Thiru. M. Athi Bahavathi as Registered Engineer
Thiru. A. Peramaiyan as Structural Consultant
Thiru. K. Muthukumar 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 DAC AGARAM has been completed in all aspects. DAC AGARAM is granted Completion Certificate bearing C.C. No. EC/South-II/012/2024 dated 11.01.2024.

Yours Faithfully,


M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-II,
CMDA Reg No. RE/GR-II/19/03/015
GCC Reg No. RE200292019
Plot No. 1451G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai - 37.
Mobile : 9840229411, 8838053086.
Email : athisundara@gmail.com



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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

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