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Bhaggyam

Bhaggyam Constructions Pvt. Ltd.
No: 2(52), Sarangapani Street
T.Nagar, Chennai - 600 017
P: +91 44 2834 4770, 2834 4730
E:enquiry@bhaggyam.com
W:www.bhaggyamconstructions.com
GSTIN:33AACCM2898P2ZT

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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	Bhaggyam Constructions Pvt. Ltd.
Project Name	:	Bhaggyam Dhanya
Project Registration No.	:	TN/29/Building/414/2022
Project Registration Date	:	22/10/2022
Project Completion Date	:	08/02/2024
Quarter Ending	:	December Year 2024

RERA Separate Bank A/c Details

Bank Name	:	Canara Bank
Bank Branch	:	T.Nagar-II
Bank A/c No.	:	CA 120001751114

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	9,82,98,692
Amount withdrawn from the RERA A/c from the date of opening	:	9,79,78,784
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area (Sq.m.)
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor-wise	3	952.05
	b) UDS Registered	2	634.7

2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked (Yes/No)	UDS Registered (Yes/No)
1.	Flat 1	yes	yes
2.	Flat 2	yes	yes
3.	Flat 3	no	no

B. Construction

Sl. No.	Description	Block/Tower No.	Floor-wise Status
1.	Stage of construction of each Block/Tower, Floor-wise	Single	100% completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	NA	NA
3.	Status of other Common Amenities as indicated in the Construction Agreement	NA	NA

Sl. No.	Description	Percentage
1.	Percentage of completion Block / Tower Floor-wise i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 100% Rs. 9,81,96,290
2.	Percentage of completion of Common Amenities i) Physical ii) Financial (Enter Anticipated Project Cost in Lakhs)	 NA

For Bhaggyam Constructions Pvt Ltd

V. Rao

Director

Site condition photos:






55
18



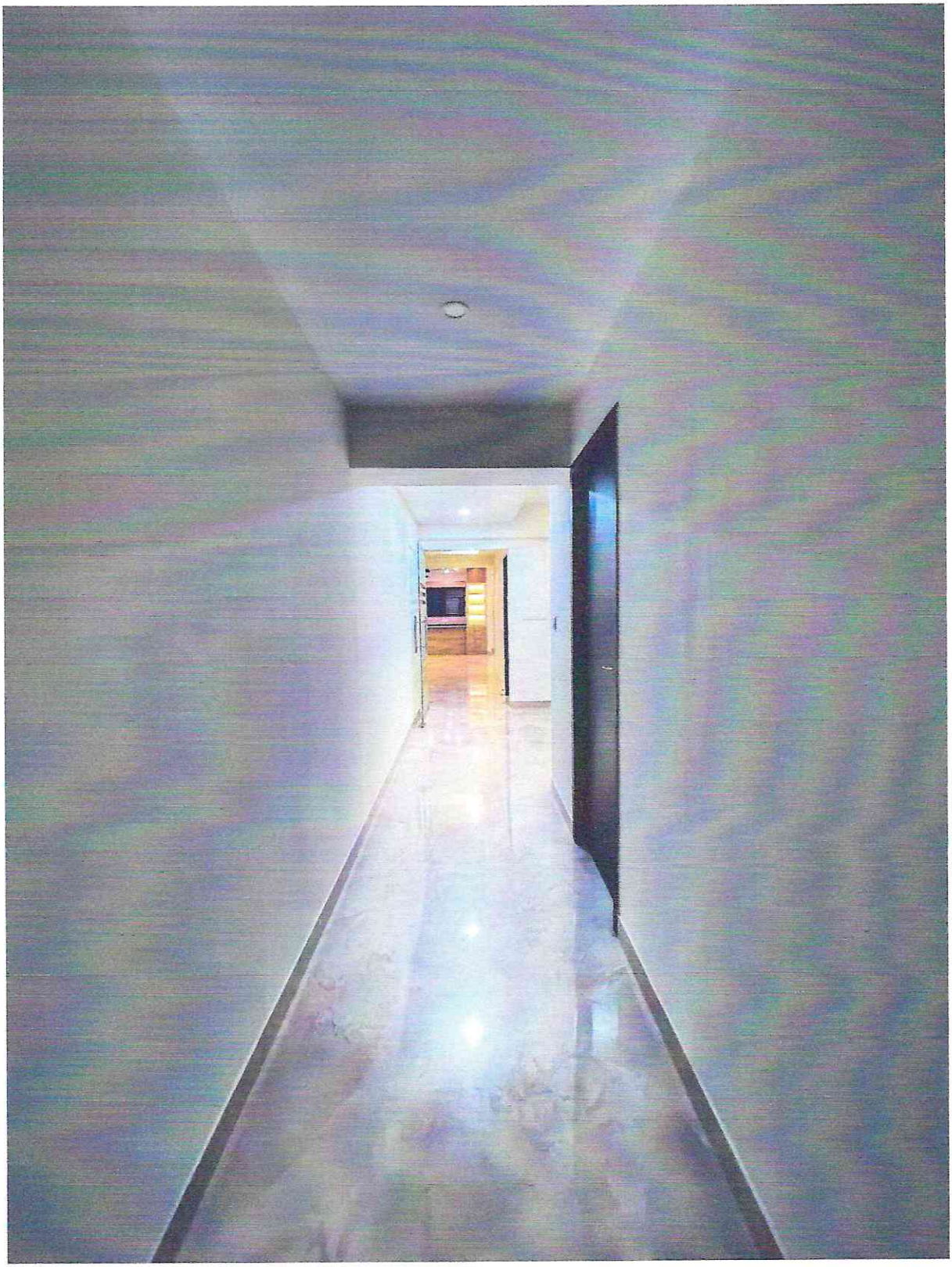

TN 06 U 1384


Bhaggyam
Dhanya







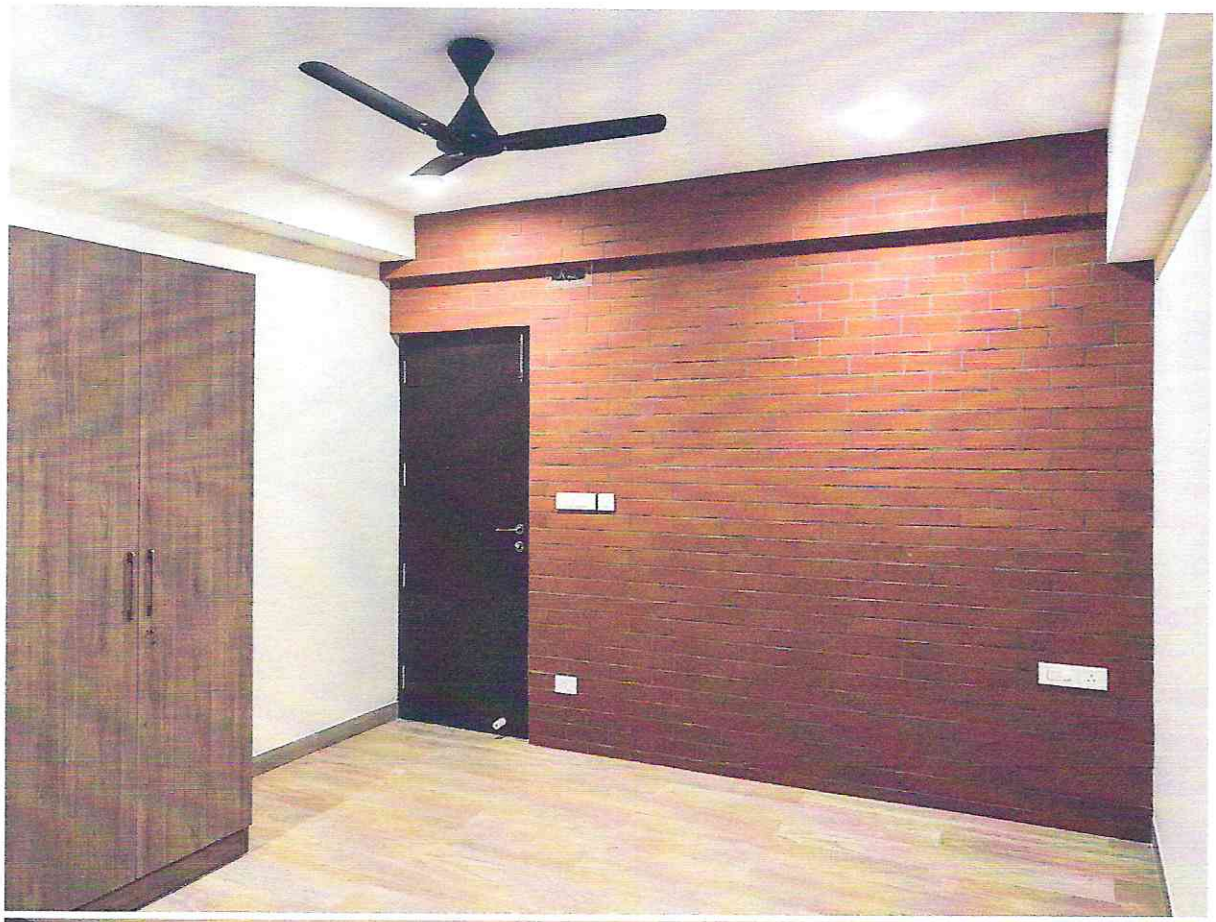














CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

1924 - 2023

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008.	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0550/2023 **Dated: 08.02.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of comprising Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 5 D/U availing Premium FSI at Plot No.18, Old Door No.18, New Door No.55, Vasantha Avenue (MRC Nagar Main Road), MRC Nagar, R.A. Puram, Chennai - 28 bearing R.S.No.4287/3 (part) & 4287/7 (part), New R.S.No.4287/35, Block No.94 of Mylapore Village, within the limits of Greater Chennai Corporation – 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. OL-PP/NHRB/0007/2022 Dated 01.07.2022 Permit No. OL-00007 in letter No. CMDA/PP/NHRB/S/0291/2022 Dated 01.07.2022.
3. **TNRERA letter** dated 13.10.2022 with Registration No. TN/29/Building/414/2022 dated 13.10.2022.
4. Completion Certificate Application received from M/s.Bhaggyam Constructions Private Limited, GPA for Thiru.Arun Narayanasamy alias Arun vide No. CMDA/CC/NHRB/S/0550/2023 dated 22.12.2023.
5. This office DC Advice letter even No. dated 09.01.2024.
6. Applicant letter dated 12.01.2024 & 29.01.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024784 dated 29.01.2024.

*****

This is to certify that M/s.Bhaggyam Constructions Private Limited, GPA for Thiru.Arun Narayanasamy alias Arun has completed the construction of Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 5 D/U availing Premium FSI at Plot No.18, Old Door No.18, New Door No.55, Vasantha Avenue (MRC Nagar Main Road), MRC Nagar, R.A. Puram, Chennai - 28 bearing R.S.No.4287/3 (part) & 4287/7 (part), New R.S.No.4287/35, Block No.94 of Mylapore Village, within the limits of Greater Chennai Corporation vide CMDA for which Planning Permission is 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 Rule 20(6) Annexure XXIII of TNCDBR, 2019.

p.t.o.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C. No. EC/South-I/ 033 /2024 dated 08.02.2024.**

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.11).

Yours faithfully,

09/02/2024

for MEMBER-SECRETARY

09/02/24

Copy to:

1. M/s.Bhaggyam Constructions Private Limited,
   GPA for Thiru.Arun Narayanasamy
   alias Arun,
   Plot No.2, Door No.2, Sarangapani Street,
   T.Nagar, Chennai – 600 017.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (**TNRERA letter** dated 13.10.2022 with Registration No. TN/29/Building/414/2022 dated 13.10.2022 valid till January 2025.)

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 No. CMDA/PP/Ch/7884/2022 dated 27.06.2022 for the Security Deposit has been surrendered for refund by the applicants.

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

S.RETHINASAMY
142/1, K.K.ponurangan salai,Om sakthi nagar,
valasaravakkam,
Chennai-87.

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FORM-4A

ARCHITECT 'S CERTIFICATE

Date: 31.02.2024

To
Bhaggyam Constructions Pvt. Ltd,
Represented by its Managing Director V. Ramaswami
No 2, Sarangapani Street,
T.Nagar, Chennai 600 017.

Subject: Certificate of Completion of Construction Work of the Project BHAGGYAM DHANYA (TNRERA Registration Number TN/29/Building/414/2022 dated 22/10/2022) situated in the Old D.No.18, New D.No.55, Vasantha Avenue, (MRC Nagar Main Road) MRC Nagar, Raja Annamalaipuram, Chennai - 600028 comprised in R.S.No.4287/3 part & 4288/7 part, New R.S.No.4287/35, Block No.94 of Mylapore Village, demarcated by its boundaries (Location of Site: Latitude-13°01'08.3"N; Longitude-80°16'15.2"E) measuring 562 sq.mts. area being developed by Bhaggyam Constructions Pvt. Ltd.

Sir,

I Thiru. S.Rethinasamy Reg No: RA/Gr.I/19/06/1215 as Engineer have undertaken assignment as architect of certifying completion of Construction Work of BHAGGYAM DHANYA Building situated in the Old D.No.18, New D.No.55, Vasantha Avenue, (MRC Nagar Main Road) MRC Nagar, Raja Annamalaipuram, Chennai - 600028 comprised in R.S.No.4287/3 part & 4288/7 part, New R.S.No.4287/35, Block No.94 of Mylapore Village, demarcated by its boundaries (Location of Site: Latitude-13°01'08.3"N; Longitude-80°16'15.2"E) measuring 562 sq.mts. area being developed by Bhaggyam Constructions Pvt. Ltd.

Following technical professionals are appointed by Bhaggyam Constructions Pvt. Ltd.

(i) M/s/Thiru/Tmt. S.Rethinasamy Reg No: RA/Gr.I/19/06/1215 as Architect/Engineer
(ii) M/s/Thiru/Tmt. J.Prabhakaran Reg No: SE/GR-I/2020/03/263 as Structural Consultant
(iii) M/s/Thiru/Tmt. A.Pazhanivelan Reg No: CE/2020/02/768 as Site Supervisor/Clerk of Works

Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my knowledge, I hereby certify that of BHAGGYAM DHANYA situated in the Old D.No.18, New D.No.55, Vasantha Avenue, (MRC Nagar Main Road) MRC Nagar, Raja Annamalaipuram, Chennai- 600028 has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The BHAGGYAM DHANYA is granted completion certificate bearing number CMDA/CC/NHRB/S/0550/2023. Dated 08.02.2024 by Chennai Metropolitan Development Authority.

Yours Faithfully,

S. RETHINASAMY, B.E. CIVIL,
Registered Engineer Grade I
CMDA Reg No.: RE/GR-I/19/06/215
GCC No: RE101342019
K P. Salai, Om Sakthi Nagar,
akkam, Chennai - 600 087.
ethinasamy@gmail.com
lob: 9940153012

J.PRABAKARAN,M.E

STRUCTURAL ENGINEER
No. 1/4, PIDARIAMMAN KOIL ST
UTHANDI,
CHENNAI-600119

prabakaran_j@yahoo.co.in
Mobile: 9841757884

31-01-2025

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY

I Thiru. J.Prabhakaran Reg No: SE/GR-I/2020/03/263 as Structural Consultant have undertaken assignment as Structural Engineer for the detailed design and construction of the BHAGGYAM DHANYA building comprised of Stilt + 5 floors situated in the Old D.No.18, New D.No.55, Vasantha Avenue, (MRC Nagar Main Road) MRC Nagar, Raja Annamalaipuram, Chennai - 600028 comprised in R.S.No.4287/3 part & 4288/7 part, New R.S.No.4287/35, Block No.94 of Mylapore Village

It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

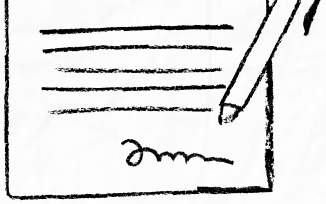
Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.

Yours faithfully,

Signature, Name and seal
of the Registered Structural Engineer

J. Prabakaran

J. PRABAKARAN, M.E.,
Structural Engineer
CMDA REG. No: SE/GR-I/2020/03/263
GCC REG No : RSE 101182020
No:1/4, Pidariamman Kovil Street,
Uthandi, Chennai - 600 119.
Mail : prabakaran_j@yahoo.co.in
Mobile : 9841757884



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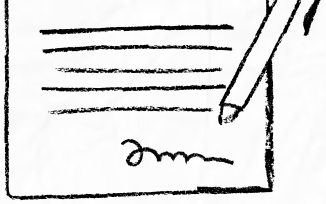
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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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

Verified RealEstate™

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

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