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Project - Quarterly Progress Report

Promoter's Name	:	DHURGA CONSTRUCTION COMPANY
Project Name	:	"DHURGA ELEGANCE"
Project Registration No	:	TN /29/Building /0474/2022 Dated:16.11.2022
Quarter Ending	:	March -2024

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Flats Booked size wise (As given in Carpet Area Statement while registering)	8 Nos ✓	1356.12 Sq.Mtrs
2.	Parking Lots	15 Nos ✓	-
3.	UDS Registered in Sq.m.	8 Nos ✓	462.36 Sq.Mtrs ✓

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	One Block	Completed
2.	Status of common Amenities for each Block/Tower, Item wise	a) Compound wall b) Sump c) Lift	Completed

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100% ✓
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	800 ✓



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C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/S/0557/2023
2. Compliance Report, if any (Kindly Specify) - NA
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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Date 25.05.2024



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Date 25.05.2024



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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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100
1924 - 2023

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.1, Pumping Station Road
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/NHRB/S/0557/2023

Dated: 19.01.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 9 D/U availed with Premium FSI at Plot No.151, Old Door No.16, New Door No.10, 8th Cross Street, Shasthri Nagar, Adyar, Chennai – 20 comprised in T.S.No.25, Block No.36 of Urur 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. PP/NHRB/191/2022 Dated 28.06.2022 Permit No.14868 in letter No. PP/NHRB/S(B1)/0168/2022 Dated 28.06.2022.
 3. TNRERA letter No. TNRERA/15176/2022 dated 16.11.2022.
 4. Completion Certificate Application received from Thiru.T.Shanmugam, GPA for Tvl.Kannan Radhakrishnan & Deepak Narayanan Radhakrishnan vide No. CMDA/CC/NHRB/S/0557/2023 dated 26.12.2023.
 5. This office DC Advice letter even No. dated 09.01.2024.
 6. Applicant letter dated 12.01.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024724 dated 12.01.2024.

This is to certify that Thiru.T.Shanmugam, GPA for Tvl.Kannan Radhakrishnan & Deepak Narayanan Radhakrishnan has completed the construction of Stilt Floor + 5 Floors Residential Building with 9 D/U availed with Premium FSI at Plot No.151, Old Door No.16, New Door No.10, 8th Cross Street, Shasthri Nagar, Adyar, Chennai – 20 comprised in T.S.No.25, Block No.36 of Urur 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.

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2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/019/2024 dated 19.01.2024.

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,

M. Nimmuladen
19/01/2024

for MEMBER-SECRETARY

AK
19/01/24

Copy to:

1. **Thiru.T.Shanmugam,**
GPA for Tvl.Kannan Radhakrishnan &
Deepak Narayanan Radhakrishnan.
Dhurga Nivas, No.2, 5th Lane, Indra Nagar,
Adyar, Chennai – 600 020.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
(TNRERA letter No.
TNRERA/15176/2022 dated 16.11.2022
with Registration No.
TN/29/Building/0474/2022 dated
16.11.2022)
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/7568/2022 dated 09.06.2022 for the 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 applicants are to be furnished.



ARCHITECT 'S CERTIFICATE

To

T.SHANMUGHAM, PROPRIETOR

M/S. DHURGA CONSTRUCTION COMPANY

“Dhurga Nivas” No.2, 5th Lane Indira Nagar

Adyar, Chennai-600 020

Subject: Certificate of Completion of Construction Work of “**DHURGA ELEGANCE**” (Stilt Floor + 5 Floors) (TNRERA Registration Number : TN/29/Building/0474/2022 ,Dated 16.11.2022) situated on the bearing Plot No.B-151, New Door No.10, Old Door No.16 ,8th cross street Shastri Nagar, Adyar, Chennai -600020, Comprised in Survey no.98 part T.S.No.25, Block No.36 demarcated by its boundaries (latitude and longitude of the end points) 12.998064,80.261037 to the North ,12.997736,80.260954 to the South, 12.997806,80.26134 to the East, 12.997929,80.260981 to the West, Situated at Urur Village, Velachery Taluk, Chennai District, PIN 600 020, measuring 578 sq.mts. area being developed by M/S. DHURGA CONSTRUCTION COMPANY

Sir,

I **C.R.RAJU** have undertaken assignment as Architect of certifying completion of Construction Work of “**DHURGA ELEGANCE**” (Stilt Floor + 5 Floors) situated on the Plot No.B-151, New Door No.10, Old Door No.16 ,8th cross street Shastri Nagar, Adyar, Chennai -600020, Comprised in Survey no.98 part T.S.No.25, Block No.36, Urur Village, Velachery Taluk, Chennai District, PIN 600 020, measuring 578 sq.mts. area being developed by M/S.DHURGA CONSTRUCTION COMPANY.

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) Thiru. C.R Raju as Architect

(ii) Thiru. Elango as Structural Consultant

(iii) Thiru. S.Chockalingam as MEP Consultant

(iv) Thiru.Sundara vadivelu.M 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 **"DHURGA ELEGANCE"** (Stilt Floor + 5 Floors) building has been completed in all aspects. The DHURGA ELEGANCE of the building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0557/2023 dated: 19.01.2024 by CMDA.

Yours Faithfully,



C.R. RAJU
ARCHITECT
COA No: 12626, IIA No : F7583
GCC / R. A. No : 101 742019
6, South Avenue, Srinagar Colony,
Chennai-600 015. Ph: 2220 1220



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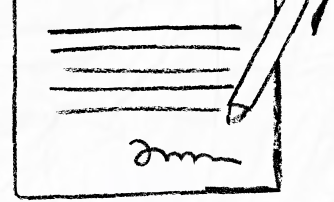
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We're honored to be part of your
real estate journey

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