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Project - Quarterly Progress Report

Promoter's Name	:	DAC PROMOTERS
Project Name	:	DAC THAMBULAM
Project Registration No	:	TN/01/Building/0095/2022
Quarter Ending	:	SEPTEMBER 2023

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	14	936.71
2.	Parking Lots	11	137.72
3.	UDS Registered in Sq.m.	14	508.92

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	Block 1	100%

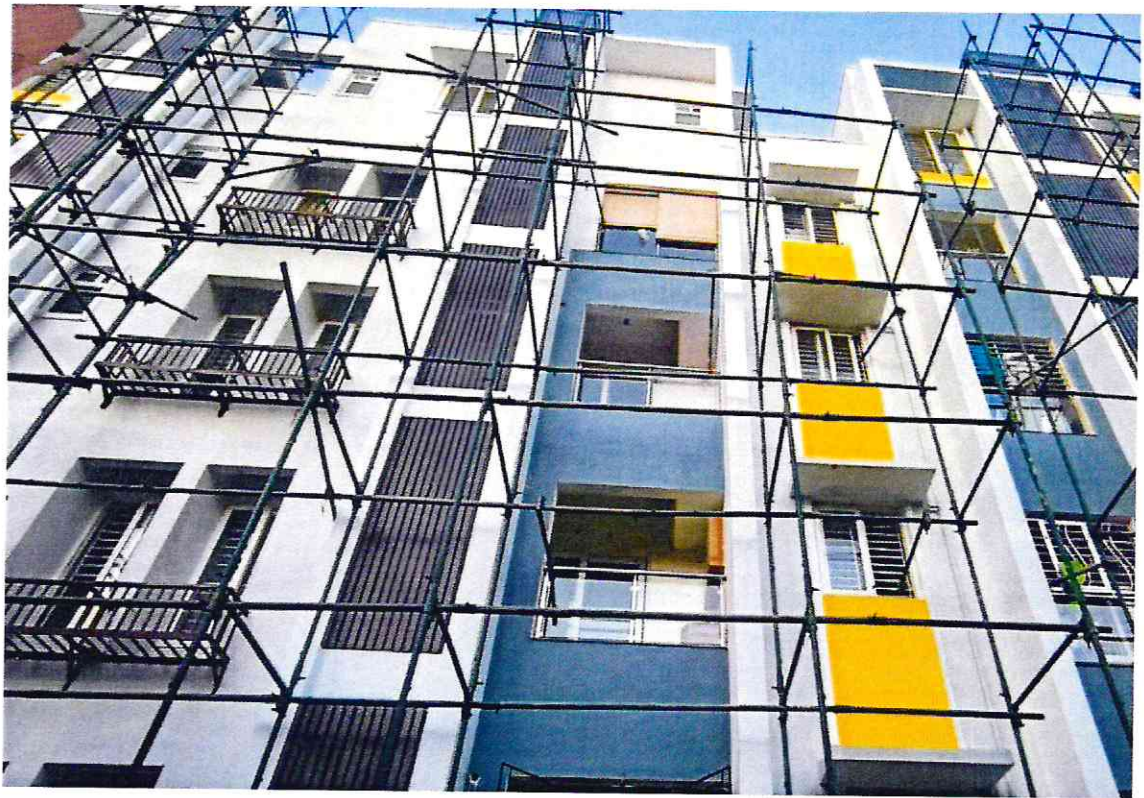
Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	7,02,00,000/-

C. Details of Clearances

1. Completion Certificate No. **CC.No.EC/South-I/123/2023 Dated 04.05.2023**
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"







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



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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 Municipal Corporation,
Tambaram, Chennai-600 045.

Letter No. CMDA/CC/NHRB/S/0096/2023

Dated: 04.05.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 14 Dwelling Units (Affordable Housing) at Plot No. 141, Kulasekaran Street, Sundaram Colony, East Tambaram, Chennai – 600 059 comprised in old S.No.96/1A1A1AA & 97/1A1, T.S.No.40, Block No.10, Ward-G of Selaiyur Village within the limit of Tambaram Municipal 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 accorded vide No.PP/NHRB /38 /2022 dated 14.02.2022 Permit No. 14715 in letter No. PP/NHRB/S(B1)/0631/2021 dated 14.02.2022.
 3. Completion Certificate Application received from Tmt.S.Durga on 11.03.2023.
 4. This office DC Advice Letter even No. dated 10.04.2023.
 5. Applicant letter dated 27.04.2023 enclosing the remittance of Development Charges & Infrastructure and Amenities Charges for the additional area vide CMDA Receipt No. B0023276 dated 18.04.2023.

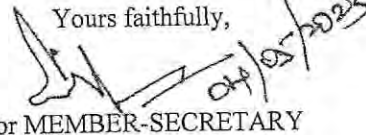
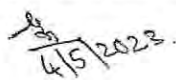
This is to certify that Tmt.S.Durga has completed the construction of Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with 14 Dwelling Units (Affordable Housing) at Plot No. 141, Kulasekaran Street, Sundaram Colony, East Tambaram, Chennai – 600 059 comprised in old S.No.96/1A1A1AA & 97/1A1, T.S.No.40, Block No.10, Ward-G of Selaiyur Village within the limit of Tambaram Municipal Corporation for which Planning Permission was issued by CMDA 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 (2) (b) of TNCDBR 2019.

p.t.o.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/123/2023 dated 04.05.2023.

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.12).

Yours faithfully,

for MEMBER-SECRETARY


Copy to:

1. Tmt.S.Durga,
Flat No.A1, Ground Floor,
Door 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.

3. The Deputy Financial Analyst
Finance Division, CMDA.

4. The System Analyst, Computer Cell, CMDA

(TNRERA letter No.
TNRERA/3996/2022 dated 31.03.2022
with Registration No.
TN/01/Building/0095/2022 dt.31.03.2022
valid up to February 2024).

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

(to update Webpage).

Note:

(i) The Original Cash Receipt No.CMDA/PP/Ch/6608/2022 dated 29.01.2022 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 applicant are to be furnished.

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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: 30.08.2023.

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

Subject: Certificate of Completion of Construction Work - DAC THAMBULAM situated at Plot No.141, Kulasekaran Street, East Tambaram, Chennai - 600 059, Comprised in R.S.Nos.96, 97/2, T.S.No.40, as per T.S.L.R. Old Survey Nos.96/1A1A1AA & 97/1A1, Ward No.G, Block No.10, Selaiyur Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu State, demarcated by its boundaries to the North 12.931172, 80.131397, to the South 12.930853, 80.131379, to the East 12.930981, 80.131423, to the West 12.931006, 80.131329, measuring 508.92sq.mts. Area being developed by M/s.DAC Promoters.

Sir,

I, M.Athi Bahavathi have undertaken assignment as Registered Engineer of certifying completion of Construction Work of DAC THAMBULAM Comprised in R.S.Nos.96, 97/2, T.S.No.40, as per T.S.L.R. Old Survey Nos.96/1A1A1AA & 97/1A1, Ward No.G, Block No.10, Selaiyur Village, Tambaram Taluk, Chengalpattu District, Tamil Nadu State measuring 508.92 sq.mts. area being developed by M/s.DAC Promoters.

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

Thiru. M.Athi Bahavathi as Registered Engineer

Thiru. N.Kanagavel as Structural Consultant

Thiru. R Chandrasekaran 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 THAMBULAM has been completed in all aspects. DAC THAMBULAM is granted Completion Certificate bearing C.C. No. EC/South-I/123/2023 dated 04.05.2023.

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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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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