

**Project - Quarterly Progress Report (QPR)**

Promoter's Name	DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Project Name	D'Elite'
Project Registration No.	TN/29/BUILDING/0341/2021
Project Registration Date	01/10/2021
Project Completion Date	17/10/2024
Quarter Ending	March - 2025



**RERA Separate Bank A/c Details**

Bank Name	. ICICI Bank Ltd
Bank Branch	. Cenotaph Road, Chennai
Bank A/c No.	. 777705552022

Amount collected from the allottees and deposited in the RERA A/c	1,82,24,145/-
Amount withdrawn from the RERA A/c date wise with percentage of physical completion	1,92,02,524/- 100%
Bank statement for the respective Quarter duly signed by the Bank to be enclosed	Details 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	106	13,227.14
	b) UDS Registered	92	11,596.43



2. Furnish the details Flat-wise

Sl. No.	Flat No. as in approved Plan	Flats Booked {Yes/No}	UDS Registered {Yes/No}
1.	<b>Details Enclosed</b>		

**B. Construction**

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor-wise	1	100 % Completed
2.	Status of Common Amenities for each Block/Tower, Item-wise as per approved plan	GYM, Barbeque,Kids Play, Visitor Parking, Yoga,Senior Citizen	100% Completed
3.	Status of other Common Amenities as indicated in the Construction Agreement	GYM, Barbeque,Kids Play, Visitor Parking, Yoga,Senior Citizen	100% Completed

Sl. No.	Description	Percentage
1.	Percentage of completion Block/ Tower Floor-wise i) Physical ii) Financial {Enter Anticipated Project Cost in Lakhs}	100% Rs. 4,000 Lakhs
2.	Percentage of completion of Common Amenities i) Physical ii) Financial {Enter Anticipated Project Cost in Lakhs}	100% Rs.450 Lakhs

**C. Latest Colour Photo of all Blocks/Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) {in PDF Format)**

**Note:** Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)" if the registration has been obtained offline and for online application, QPR should be uploaded using the Login.

For DRAADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

Signed by Promoter



S.No.	Project	Apt No.	Registered or Not
1	DELITE	1010	Booked / No Register
2	DELITE	701	Yes
3	DELITE	407	Yes
4	DELITE	1005	Yes
5	DELITE	1101	Yes
6	DELITE	1006	Yes
7	DELITE	1004	Yes
8	DELITE	1011	Yes
9	DELITE	907	Yes
10	DELITE	602	Yes
11	DELITE	1007	Yes
12	DELITE	905	Yes
13	DELITE	211	Yes
14	DELITE	1106	Yes
15	DELITE	506	Yes
16	DELITE	411	Yes
17	DELITE	610	Yes
18	DELITE	810	Yes
19	DELITE	303	Yes
20	DELITE	804	Yes
21	DELITE	807	Yes
22	DELITE	904	Yes
23	DELITE	707	Yes
24	DELITE	910	Yes
25	DELITE	1001	Yes
26	DELITE	205	Yes
27	DELITE	708	Yes
28	DELITE	505	Yes
29	DELITE	802	Yes
30	DELITE	607	Yes
31	DELITE	106	Yes
32	DELITE	911	Yes

33	DELITE	811	Yes
34	DELITE	909	Yes
35	DELITE	906	Yes
36	DELITE	908	Yes
37	DELITE	408	Yes
38	DELITE	601	Yes
39	DELITE	901	Yes
40	DELITE	208	Yes
41	DELITE	502	Yes
42	DELITE	711	Yes
43	DELITE	606	Yes
44	DELITE	1110	Yes
45	DELITE	501	Yes
46	DELITE	706	Yes
47	DELITE	510	Yes
48	DELITE	709	Yes
49	DELITE	201	Yes
50	DELITE	705	Yes
51	DELITE	306	Yes
52	DELITE	410	Yes
53	DELITE	109	Yes
54	DELITE	304	Yes
55	DELITE	206	Yes
56	DELITE	507	Yes
57	DELITE	1105	Yes
58	DELITE	311	Yes
59	DELITE	508	Yes
60	DELITE	806	Yes
61	DELITE	509	Yes
62	DELITE	406	Yes
63	DELITE	107	Yes
64	DELITE	902	Yes
65	DELITE	805	Yes
66	DELITE	409	Yes
67	DELITE	608	Yes
68	DELITE	207	Yes
69	DELITE	401	Yes
70	DELITE	809	Yes

55

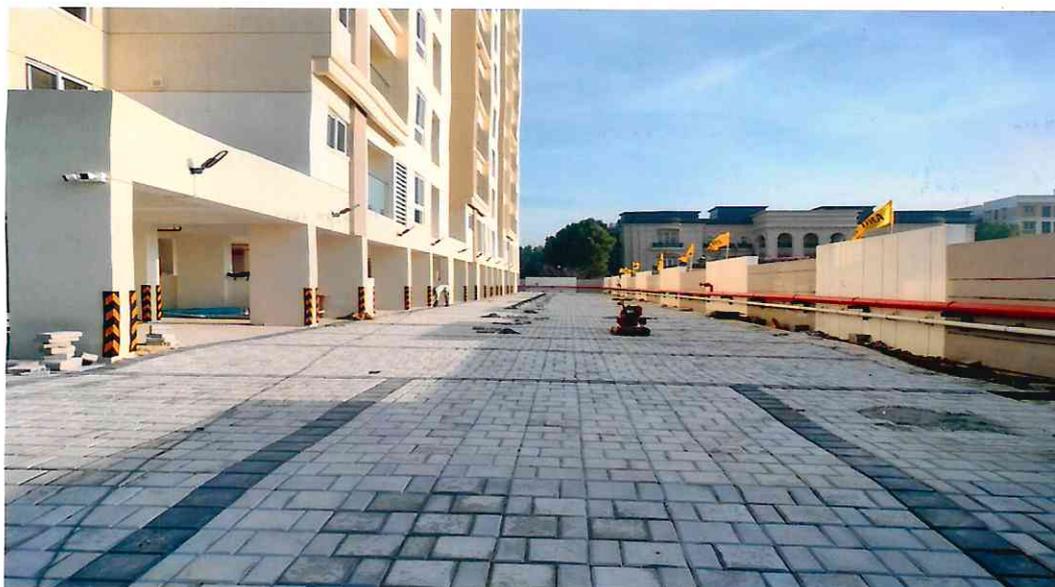
71	DELITE	301	Yes
72	DELITE	402	Yes
73	DELITE	308	Yes
74	DELITE	202	Yes
75	DELITE	405	Yes
76	DELITE	307	Yes
77	DELITE	302	Yes
78	DELITE	1111	Yes
79	DELITE	605	Yes
80	DELITE	808	Yes
81	DELITE	305	Yes
82	DELITE	1104	Yes
83	DELITE	702	Yes
84	DELITE	310	Yes
85	DELITE	404	Yes
86	DELITE	801	Yes
87	DELITE	704	Yes
88	DELITE	604	Yes
89	DELITE	504	Yes
90	DELITE	111	Yes
91	DELITE	511	Yes
92	DELITE	204	Yes
93	DELITE	703	Yes
94	DELITE	611	Yes
95	DELITE	503	Yes
96	DELITE	609	Yes
97	DELITE	1107	Yes
98	DELITE	210	Yes
99	DELITE	803	Yes
100	DELITE	309	Yes
101	DELITE	403	Yes
102	DELITE	108	Yes
103	DELITE	710	Yes
104	DELITE	603	Yes
105	DELITE	903	Yes
106	DELITE	203	Yes

107	DELITE	104	Yes
108	DELITE	209	Yes
109	DELITE	110	Yes

For DRAADITHYA SOUTH CITY PROJECTS PVT LTD

  
Authorised Signatory

19  
CC  
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**WEST SIDE SET-BACKS**



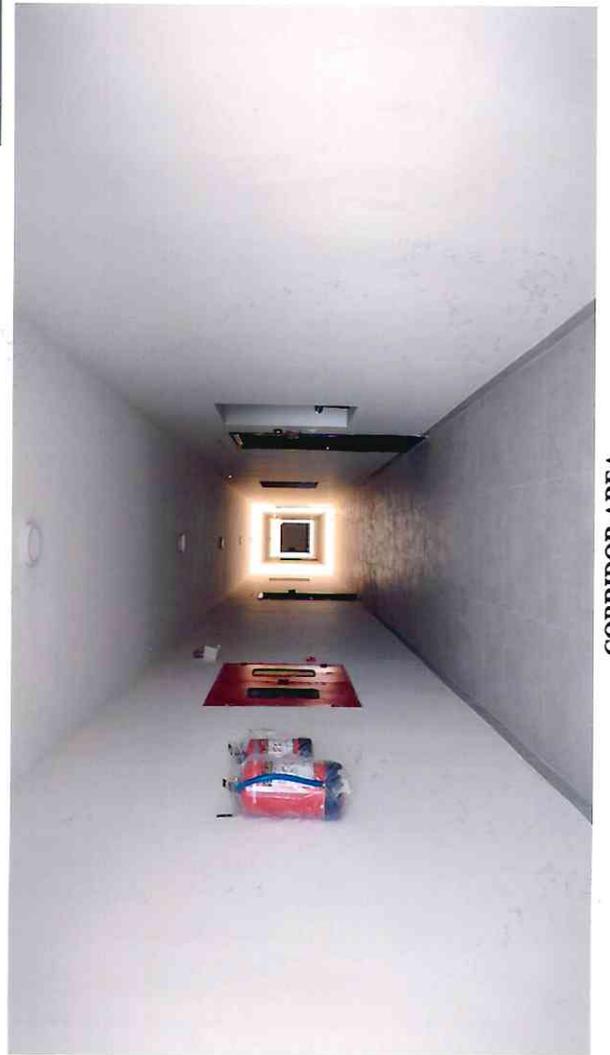
**FRONT VIEW**



UTILITY



GYM



CORRIDOR AREA

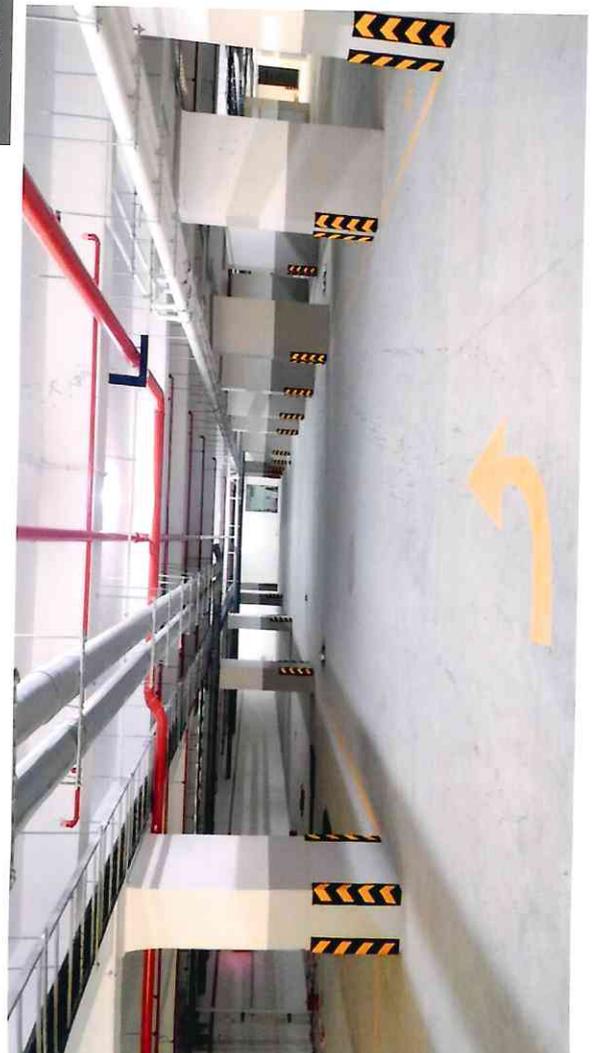
23



SOLAR PANEL



FIRE PUMP ROOM



BASEMENT FLOOR



LIFT



ELECTRICAL ROOM



ELECTRICAL ROOM



ASSOCIATION ROOM



LIVING ROOM



UNDER GROUND SUMP



LIFT LOBBY



CCTV



FRONT GATE



CCTV



BALCONY



BEDROOM ROOM



TOILET



BEDROOM - 1 ROOM



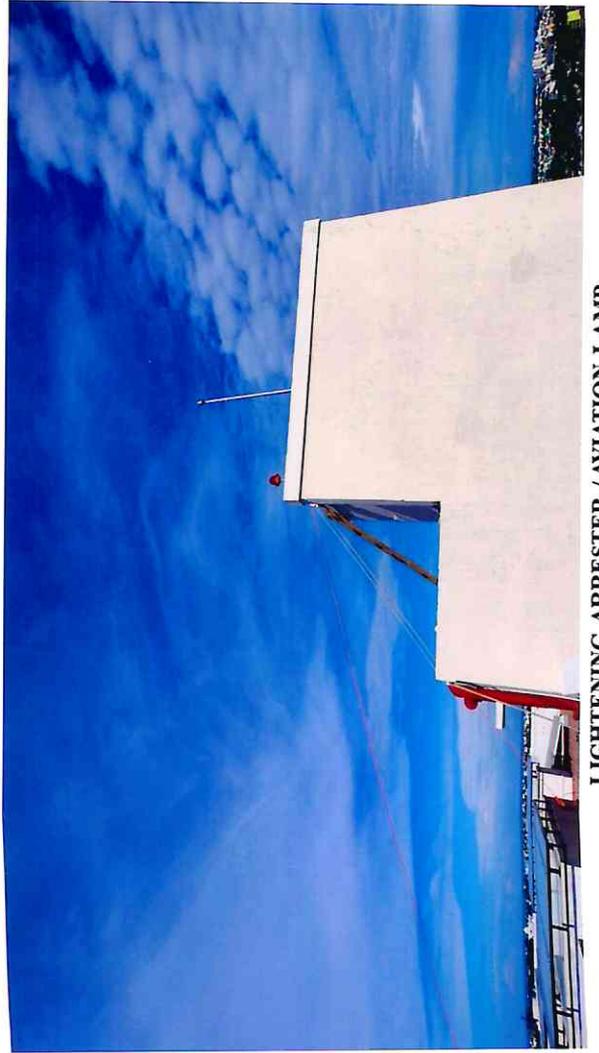
KITCHEN



STP



OPEN TERRACE



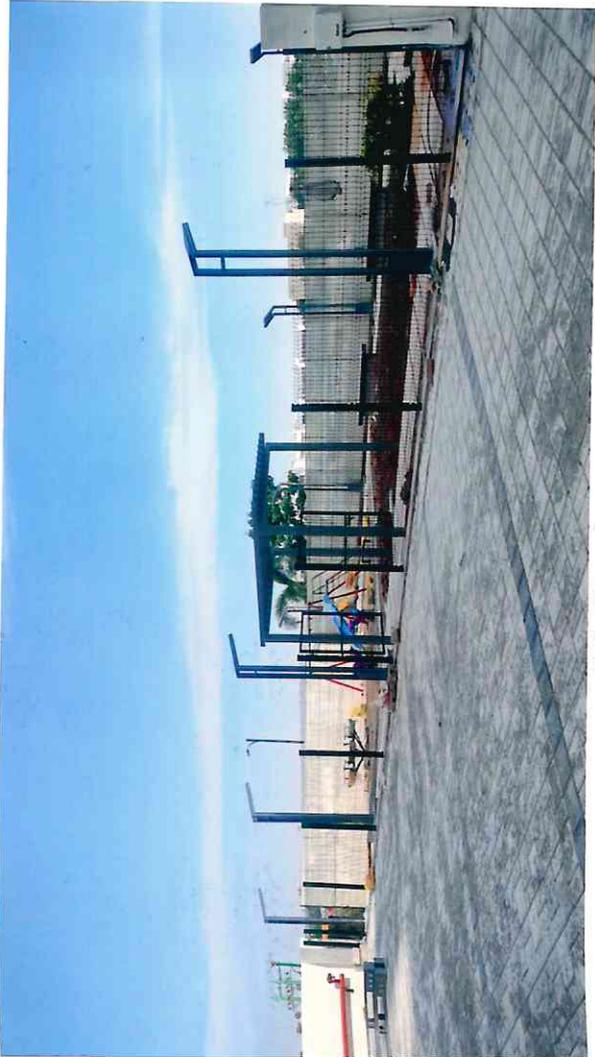
LIGHTNING ARRESTER / AVIATION LAMP



OPEN TERRACE



SOUTH SIDE SET BACKS



OSR AREA WITH FENCING





**NORTH SIDE SET-BACKS**



**EAST SIDE SET - BACKS**



**KERB WALL**





# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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



கலைஞர்  
**100** BY RPAD  
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  
Chitadripet, Chennai-600 002.

**Letter No.CMDA/CC/HRB/S/0182/2024**

**Dated:17.10.2024**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of High Rise Building consisting of an Extended Basement Floor + Stilt Floor + 9 Floors + 10<sup>th</sup> Floor (Part) + 11<sup>th</sup> Floor (Part) Residential Building with 111 Dwelling Units, availing Premium FSI at Model School Road Extension, Sholinganallur, Chennai bearing S.No.497/2A2, 506/1 & 506/2, of Sholinganallur 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 issued Planning Permission vide No.C/PP/MSB/42(A to H)/2021 in Planning Permit No.13292 in letter No.C3(S)/470/2020 dated 03.08.2021.
  3. Online Completion Certificate Application received from M/s.DRA Aadithya South City Projects Private Limited, dated 05.05.2024.
  4. DF&RS Compliance certificate No.42/2024 in Lr.No.D.Dis. No.7059/C1/ 2024 dt.23.05.2024 from the Director, Directorate of Fire and Rescue Service, Tamil Nadu.
  5. This office D.C.Letter even No.dated 25.09.2024.
  6. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No.B0026182 dated 01.10.2024 with enclosures.

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This is to certify that M/s.DRA Aadithya South City Projects Private Limited has Completed the Construction of High Rise Building consisting of an Extended Basement Floor + Stilt Floor + 9 Floors + 10<sup>th</sup> Floor (Part) + 11<sup>th</sup> Floor (Part) Residential Building with 111 Dwelling Units, availing Premium FSI at Model School Road Extension, Sholinganallur, Chennai bearing S.No.497/2A2, 506/1 & 506/2, of Sholinganallur Village, within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2<sup>nd</sup> cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 354 / 2024, dated 17.10.2024

Contd.,

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 have signed in the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 1<sup>st</sup> cited (Also indicated in the Planning Permission approval letter in Serial No.13).

Yours faithfully,



for MEMBER-SECRETARY

17/10/24

**Copy to:**

1. M/s.DRA Aadithya South City Projects Private Limited,  
Khivaraaj Complex – II, No.480, 1<sup>st</sup> Floor, Anna Salai,  
Nandanam (Near Nandanam Metro),  
Chennai - 600 035.
2. The Chairperson,  
TNRERA,  
CMDA Tower-II, 1<sup>st</sup> Floor, Egmore,  
Chennai – 600 008. (TNRERA Project Registration No.TN /29/Building/0341/2021 dt.01.10.2021 with the Project name of “D ELITE” in file No.TNRERA/4754/2021 valid till August 2026 in the name of Applicant M/s.DRA Aadithya South City Projects Private Ltd).
3. The Deputy Financial Analyst  
Finance Division, CMDA. (Refer Note (iii) below)
4. The System Analyst, Computer Cell, CMDA For Web-hosting  
(to update Webpage).

**Note:**

- (i) Notarized Copy of ICICI Bank (Dr.R.K.Salai Branch, Mylapore) Guarantee No.6022NDDG00003421, dated 06.03.2021 for an amount of Rs.37,41,000/- (Rs. Thirty Seven Lakh and Forty One Thousand only) with Expiry date and Claim date of 05.03.2026 in favour of Member Secretary, CMDA towards Security Deposit for Building, Display Board & STP/Septic Tank for the building in the site under reference.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.
- (iii) The applicant should obtain a Compliance Certificate from PWD for the NOC Letter No.DB/T5(3)/F-I-Sholingallur – DRA /2021 dated 22.01.2021 within 30 days from the date of issue of the Completion Certificate, subject to the condition of withholding the Security Deposits for the site under reference.

ARCHITECT 'S CERTIFICATE  
(To be furnished on completion of building)

Date:14.11.2024

To, M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD  
Address; New No.109,111 &113, Old No.76/1,77&78, Lloyds Road,  
Avvai Shanmugam Salai, Royapettah, Chennai-600014.

**Subject:** Certificate of Completion of Construction Work of **Residential** Building/ **1** Block of the Building of the Project (TNRERRegistration Number **TN/29/Building/0341/2021** situated on the Land bearing Survey No; **497/2A2, 506/1, 506/2** ./Plot no./Door No, demarcated by its boundaries (latitude and longitude of the endpoints) **12.53'31.42 80.13'13.44** to the North to the South **80.13 13 66** to the East **12.53'22 22** to the West of Division **Shollinganallur** Village **Shollinganallur** Taluk **Chennai** District PIN **600119** measuring **5060.57** sq.mts. area being developed by (Promoter's Name) **M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD.**

Sir,

I/We have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **Residential** Building/Block/Tower **1** of the Building situated on the plot No./Survey no; **497/2A2, 506/1, 506/2** Door no of Division. **Shollinganallur** Village. **Shollinganallur** Taluk **Chennai** District **600119** PIN measuring **5060.57** sq.mts. area, being developed by (Promoter's Name) **M/s DRA AADITHYA SOUTH CITY PROJECTS PVT LTD.**

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

- (i) M/s/Thiru/Tmt. **Prasanth S Kharche** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **Soundrapandiyan** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **Gopinath** as MEP Consultant
- (iv) M/s/Thiru/Tmt. **R.S Balaji** as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **Residential** Building/Block of the Building 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 **Residential** Building/Block of the Building is granted Completion Certificate bearing number. **C.C.No.EC/South-II/354/2024** dated **17.10.2024** by **Chennai Metropolitan Development Authority** by (Competent Authority).

Yours Faithfully,

  
**PRASHANTH S KHARCHE**  
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.A., A.I.L.D.,  
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/33670  
APPROVED VALUER No. F18319  
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA18012019 & 23.10.2019  
Reg. No. RA/Cr. I/19/03/091 Dt. 18.03.2019  
Reg. No. CGLRGN/RA/Cr. I/2019/04/005 Dt. 02.05.2019  
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.  
V: +91 044 2829 1291. 3874 3261

info@kharche.com

+91 (0) 44 2829 1291/ 3874/ 3261

20 shafree mohamed road, chennai 600 006

www.kharche.com

**FORM-4B**

**STRUCTURAL STABILITY CERTIFICATE BY  
REGISTERED STRUCTURAL ENGINEER  
(To be furnished on completion of building)**

I/We **Soundarapandian** have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower...1... of the building comprising of Eleven floors situated in the land bearing Survey Number/s No. **497/2A2, 506/1, 506/2, Sholinganallur Village, Sholinganallur Taluk, Chennai District, Within the limits of Greater Chennai Corporation.**

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

  
**S. SOUNDRAPANDIAN, M.E. Structural** /2024  
SE Grade-I CMDA (Rga. No: SE/GR-1/19/03/028)  
36, Suppa Colony, Guindy, Ch-32. 9952046424

Date