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MURUGESAN PRADEEP
ARCHITECTS & INTERIOR DESIGNERS
New. 68/2, Old. 56/2 Kamdar Nagar 2nd Street,
Nungambakkam, Chennai - 600 034.
Ph.28170707, 42027160 Email:pradmuru@gmail.com

FORM-4
ARCHITECT 'S CERTIFICATE

Date : 30-12-2020

To
TG PROPERTIES
14/1A, DR.NATESAN SALAI,
ASHOK NAGAR,
CHENNAI -83.

Subject : Certificate of Completion of Construction Work of Residential Building of the TG Meadows (TNRERA Registration Number TN/01/BUILDING/0108/2017) situated on the Plot bearing Plot nos. 1,2,3,4,5 & 6, Shanthi Avenue, demarcated by its boundaries (latitude and longitude of the end points) 50 feet road to the North, Plot no.7 to the South, 30 feet road to the East, S.Nos.4/2A2,4/2A3,4/2A4 to the West of Chitlapakkam Village, Tambaram Taluk, Chengalpattu District, 600064, measuring 1538.57 sq.mts. area being developed by TG PROPERTIES

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of Residential Building TG Meadows situated on the Plot Nos. 1,2,3,4,5 & 6, Shanthi Avenue, Chitlapakkam Village, Tambaram Taluk, Chengalpattu District, 600064, measuring 1538.57 sq.mts. area being developed by TG PROPERTIES

2. Following technical professionals are appointed by Promoter:
   (i) Thiru M.Pradeep as Architect/Engineer
   (ii) Thiru M.Punithan as Structural Consultant
   (iii) Thiru. N.Senthil as MEP Consultant
   (iv) Thiru. P.Ilavarasan as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I hereby certify that residential Building has been completed in all aspects. The residential building was granted Completion Certificate bearing number CC.No.EC/SOUTH-II/100/2020 by Chennai Metropolitan Development Authority (CMDA) dated 30.06.2020.

Yours Faithfully,

M.PRADEEP (License No CA.92/15172)

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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 Commissioner Chitlapakkam Town Panchayat Chitlapakkam, Chennai. 2) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002

Letter No. CMDA/CC/NHRB/S/0040/2020 Dated:30 -06-2020

Sir,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor + 3 Floors + 4th Floor (Part) Residential Building with 28 dwelling units at Plot Nos.1, 2, 3, 4, 5 & 6, Shanthi Avenue, Chitlapakkam, Chennai bearing S.No.4/12, 4/13, 4/20 of Chitlapakkam Village within the limit of Chitlapakkam Town Panchayat - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission No.B/Spl.Bldg./146 A & B/2017, in Letter No.B1/8232/2016, dated 11.05.2017, Planning Permit No.11390
2. Completion Certificate Application through online dated 06.06.2020, hard copy received on 08.06.2020
3. This office letter even no. dated 19.06.2020 addressed to the applicant
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016604, dated 30.06.2020.

****

This is to certify that **Thiru V. Kalyanasundaram** has construction of Stilt Floor + 3 Floors + 4th Floor (Part) Residential Building with 28 dwelling units at Plot Nos.1, 2, 3, 4, 5 & 6, Shanthi Avenue, Chitlapakkam, Chennai bearing S.No.4/12, 4/13, 4/20 of Chitlapakkam Village within the limit of Chitlapakkam Town Panchayat sanctioned in Planning Permission No.B/Spl.Bldg./146 A & B/2017, in Letter No.B1/8232/2016, dated 11.05.2017, Planning Permit No.11390. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II /100/2020, dated:30-06-2020**.

3. This Completion Certificate is issued 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

/pto/

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. However, 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.

Yours faithfully,

30/6/2020

for **MEMBER-SECRETARY**

30/6/2020

Copy to:

1 Thiru V. Kalyanasundaram
43E, Dr. Ramasamy Salai
K.K. Nagar
Chennai – 600 078

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)

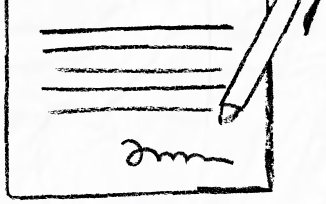
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

(i) The Original Cash Receipt for the Security Deposit shall be 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.

LUXUR
AVITA
PROPERTIES



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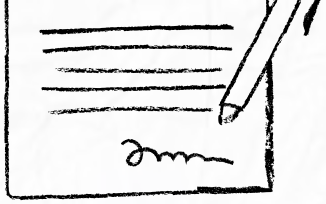

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We're honored to be part of your
real estate journey

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