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BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

9th PARTIAL 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 Chintadripet, Chennai-600 002

Letter No.EC/N-I/12308/2014 Dated:03 .12.2019

Sir,

Sub: CMDA – Enforcement Cell (North-I) - Construction of Multi Storied Building (MSB) Tower No.29 - consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 70 dwelling units as on site (As per approval 72 dwelling units) at Door No.4, 5, 6, 7, Stephenson Road, Gants Road, R.S.No.142/1, 4, 144, 145, 146/1, 2, 147, 148, 149, 150, 152/1 of Block -7 and in R.S.No. 225, 226/4, 5 of Block No-12 and in R.S.No. 229/1, 231/2, 3 of Block No.13, of Perambur Village, Chennai – 9th Partial Completion Certificate– Issued - Reg.

Ref:

1. Planning Permission was issued in PP No.C/PP/MSB/19 (S1 to S73)/2010 in Letter No.C3/5640/2009, dated 16.04.2010 in Planning Permit No. 4675. (Government Letter (Ms) No.15 H&UD (UD I) Dept., dt.28.01.2010)
2. Planning Permission was issued in PP No.C/PP/MSB/61 (S1 to S51)/2016 in Letter No.C3(N)/19053/2015, dated 07.11.2016 in Planning Permit No. 11107 (Government Letter (Ms) No.70 H&UD (UD I) Dept., dt.29.02.2016 and amendment issued in Government Letter (Ms) No.97 H&UD (UD I) Dept., dt.02.03.2016).
3. **1st Partial CC** issued in Letter No.EC/CCW/N&C/12308/2014 dated 2.12.2014 (CC.No.EC/North/247/2014 dt.2.12.14). Compliance Certificate issued by DF&RS in ref No.K.Dis.No.20075/C1/2013 in C.C.No.1/2014 dt.7.1.2014 and in ref No.D.Dis.No.10349/C1/2014 in C.C.No.22/2014 dt.28.7.2014)
4. **2nd Partial CC** issued in Lr.No.EC/CC/N-I/12308/2014 dated 20.10.2015 (CC No.EC/North – I /445/2015 dated 20.10.2015) (Compliance Certificate issued by DF&RS in ref No.D.Dis.No.8721/C1/2015 in C.C.No.14/2015 dt.14.05.2015).
5. **3rd Partial CC** issued in Lr.No.EC/CC/N-I/12366/2015 dated 6.11.2015 (CC.No.EC/North-I/474/2015 dated 06.11.15) (Compliance Certificate issued by DF&RS in ref No.D.Dis.No.13901/C1/2015 in C.C.No.46/2015 dt.09.09.2015).
6. **4th Partial CC** issued in Lr.No.EC/N-I/12308/2014 dated 12.06.2017 (CC.No.EC/North-I/151/2017 dated 12.06.17) (Compliance Certificate issued by DF&RS in ref No.D.Dis.No. 13811/C1/2016 in C.C.No.36/2016 dt.10.08.2016).
7. **5th Partial CC** issued in Lr.No.EC/N-I/12308/2014 dated 06.09.2017 (CC.No. EC/North-I/224/2017 dated 06.9.2017) {Compliance Certificate issued by DF&RS in ref No.K.Dis.No.4073/C1/2017 in C.C.No.14/2017 dt.24.03.2017.} (Compliance Certificate issued by DF&RS in ref No.D.Dis.No.4072/C1/2017 in C.C.No.15/2017 dt.24.03.2017.) [Compliance Certificate issued by DF&RS in ref No.D.Dis.No.6034/C1/2017 in C.C.No.28/2017 dt.19.04.2017.]

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8. **6th Partial CC** issued in Lr.No.EC/N-I/7662/2017 dated 28.05.2018 (CC.No.EC/North-I/167/2018 dated 28.05.2018) (Compliance Certificate issued by DF&RS in ref No.D.Dis.No. 5241/C1/2018 in C.C.No.22/2018 dt.27.04.2018.)

9. **Environmental Clearance** issued in the name of Shri.Badrinarayan, M/s.Buckingham Real Estate and Asset Developers (Madras) Ltd., by Government of India Ministry of Environment & Forests. New Delhi dated 22.12.2006

10. Government of India Ministry of Environment. Forest and Climate Change (IA.III Section) Indira Paryavaran Bhawan. Jor Bagh Road. New Delhi – 3 in letter F. No.21-170/2017-IA –III. dated 31.05.2018.

11. **CORRIGENDUM** for the Environmental Clearance issued by Government of India Ministry of Environment & Forests, New Delhi dated 12.08.2009 regarding the change of name from, M/s.Buckingham Real Estate and Asset Developers (Madras) Ltd., to M/s.PVP Ventures Ltd.

12. Compliance Report issued by Government of India Ministry of Environment Forests & Climate Change in letter dated 1.08.2016/1726.

13. Consent Order No.3641 dated: 06.02.2007 issued by TNPCB.

14. Compliance report of Environment Clearance issued by the Govt. of India Ministry of Environment, Forests & Climate Change Regional Office (South Eastern Zone), Nungambakkam Chennai-34 in letter No.F.No.EP/12.1/2018-19/10/TN/0063 dated 10.01.2019.

15. **7th Partial CC** issued in Lr.No.EC/N-I/12308/2014 dated 08.02.2019 (CC.No.EC/North-I/46/2019 dated 08.02.2019) (Compliance Certificate has been issued by DF&RS in ref No. D.Dis.No.17755/C1/2018 in C.C.No.55/2018 dt.01.11.2018 consists of Tower - 27 and Compliance Certificate issued by DF&RS in ref No.D.Dis.No.17756/C1/2018 in C.C.No.57/2018 dt.13.11.2018 consists of Multi Level Car Parking-1 (MLCP) with the equal height of 18.90mtrs.

16. **8th Partial CC** issued in Lr.No.EC/N-I/12308/2014 dated 15.07.2019 (CC.No.EC/North-I/188/2019 dated 15.07.2019) (Compliance Certificate has been issued by DF&RS in ref No. D.Dis.No.2584/C1/2019 in C.C.No.22/2019 dt.25.04.2019 consists of Tower - 28 with the equal height of 54.70mtrs.

17. Compliance Certificate issued by DF&RS in ref No.D.Dis.No.2584/C1/2019 in C.C.No.22/2019 dt.25.04.2019 consists of Tower - 29 with the equal height of 54.70mtrs.)

18. Applicant's **9th Partial Completion Certificate** application in letter received on 27.08.2019.

19. This office letter dated 28.11.2019 addressed to Thiru.Vimal Lunawath (GPA) POA for M/s PVP Ventures.

20. Additional Development Charges remitted in CMDA Receipt No.B-0015047, dated 29.11.2019.

****

Thiru. **Vimal Lunawath (GPA),(GPA of M/s. PVP Ventures Ltd.,)** has obtained Planning Permission for the proposed construction of Tower No.1-12 of Ground floor + 13 floors - 56 dwelling units in each block; Tower 14-22 of Ground Floor + 13 Floors - 56 dwelling units in each block; Tower No. 23-33: of DBF+GF + 13 Floors -56 dwelling units in each block; EWS Tower 1-5 of GF+13 F -120 Dwelling Units; MLCP -1- DBF+GF + 5 F+

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Terrace Floor parking ; MLCP -2- DBF+GF + 5 F+ Terrace Floor parking ; Villa -1-62-GF+2Floors part; Villa-2-30-GF+2 Floors part;Villa-3-18-GF+2floors part; Club House – GF + FF; Community Hall - GF + FF; Temple-GF+3F; ESSI Panel – GF; DG set; open Transformer at Door No.4, 5, 6 and 7, Stephenson Road, Gants Road in R.S.No.142/1, 4, 144, 145, 146/1, 2, 147, 148, 149, 150, 152/1,225, 226/4, 5 , 229/1,231/2, 3 of Block No.7, 12, 13 of Perambur Village, Chennai within the limit of Greater Corporation of Chennai. The Planning Permission was issued in PP No.C/PP/MSB/19 (S1 to S73)/2010 in Letter No.C3/5640/2009, dated: 16.04.2010, Planning Permit No. 4675. (Government Letter (Ms) No.15 H&UD (UD I) Dept., dt.28.01.2010) in the reference 1st cited.

2. Thiru.Vimal Lunawath (GPA),(GPA of M/s. PVP Ventures Ltd.,) has obtained Planning Permission for the proposed Block No.10 to 12 - 3 Towers with Ground floor + 13 floors with 168 dwelling units; Tower 18:Ground Floor + 13 Floors with 56 dwelling units floors; Towers 19-22: 4 Nos. Ground Floor + 13 Floors with 224 dwelling units; Towers 23 to 33: 11 Nos. i.e. Combined Double Basement + Ground Floor + 17 Floors with 792 dwelling units, Double Basement + Stilt + 5 Floors MLCP 1&2 for parking, LIG Block No.3 to 5 with Ground Floor + 13 Floors with 330 dwelling units, Club House 1&2 – Ground Floor + First Floor; Community Centre; GF+2F and a Temple (GF), totally 1570 dwelling units as proposed construction to the existing completed blocks of 1 to 9 - 9 blocks, block No.14 to 17 – 4 block, LIG blocks 1&2 and Villa Blocks of 111 Nos. at Door No.4, 5, 6 and 7, Stephenson Road, in R.S.No.142/1, 4, 144, 145, 146/1, 2, 147, 148, 149, 150, 152/1 of Block – 7, R.S.No.225, 226/4, 5 of Block -12, R.S.No. 229/1, 231/2, 3 of Block No.13 of Perambur Village, Chennai within the limit of Greater Corporation of Chennai. The Planning Permission was issued in PP No.C/PP/MSB/61 (S1 to S51)/2016 in Letter No.C3(N)/19053/2015, dated 07.11.2016 Planning Permit No. 11107. (Government Letter (Ms) No.70 H&UD (UD I) Dept., dt.29.02.2016 and amendment issued in Government Letter (Ms) No.97 H&UD (UD I) Dept., dt.02.03.2016) in the reference 2nd cited.

3. In the reference 3rd cited, Thiru Vimal Lunawath (POA) of M/s PVP Ventures) have obtained **1st Partial** Completion Certificate for the completed construction of Multi Storiyed Building of Tower Nos. 1 to 6: comprising Ground Floor + 13 Floors Residential Building with 56 Dwellung Units in each Tower; EWS Tower No.1 comprising Ground Floor + 13 Floors Residential Building with 110 Dwelling units, Villa Type No.1: comprising Ground Floor + 2 Floors (part) Residential Building with 29 Dwelling Units and Villa Type No.2: comprising Ground Floor + 2 Floors (part) Residential Building with 18 Dwelling Units; Totally 47 Dwelling Units.

4. In the reference 4th cited, **2nd Partial CC** issued in Lr.No.EC/CC/N-I/12308/2014 dated 20.10.2015 (CC No.EC/North – I /445/2015 dated 20.10.2015) for Tower 14 & 15 comprising Ground Floor + 13 Floors with 56 Dwelling Units in each Tower totally 112 Dwelling Units and Villas Type 1 (12 nos. comprising Ground Floor +2 Floors (part).

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5. In the reference 5th cited, **3rd Partial CC** issued in Lr.No.EC/CC/N-I/12366/2015 dated 6.11.2015 (CC.No.EC/North-I/474/2015 dated 6.11.15) for Tower 7, 8, 9, 16 & 17 consists of GF+13 Floors - 56 Dwelling Units in each Block totally 280 Dwelling Units, EWS Tower No.2 (GF+13 Floors with 110 dwelling Units) and Villa Type 1=21 Nos. GF+2F (pt); Villa Type 2 = 12 Nos. GF+2F (pt); Villa Type 3 = 18 Nos. GF+2F (pt) (totally 51 Nos. of Villas in type 1, 2 and 3).

6. In the reference 6th cited, **4th Partial CC issued** in Lr.No.EC/N-I/12308/2014 dated 12.06.2017 (CC.No.EC/North-1/151/2017 dated 12.06.17) for Tower Block No.10, 11, 12, 22 & Temple Block No.10 to 12, 3 Towers ; Ground floor + 13 floors with 168 dwelling units; Tower No.22; Ground floor + 13 floors and Temple Ground Floor.

7. In the reference 7th cited, **5th Partial CC issued** in Lr.No. EC/N-I/12308/2014 dated 06.09.2017 (CC.No. EC/North-I/224/2017 dated 06-9-2017) for Block Nos.18, 19, 20, 21 & EWS Tower No.3 of Ground floor + 13 floors residential building with 332 dwelling units.

8. In the reference 8th cited, **6th Partial CC issued** in Lr.No. EC/N-I/7662/2017 dated 28.05.2018 (CC.No. EC/North-I/167/2018 dated 28.05.2018) for 3 Towers (i.e.) Tower No.23, 24 & 33 of Combined Double Basement Floor + Ground floor + 17 floors (each Tower) residential building with 216 dwelling units (in each Tower 72 dwelling units).

9. In the reference 15th cited, **7th Partial CC** issued in Lr.No.EC/N-I/12308/2014 dated 08.02.2019 (CC.No.EC/North-I/46/2019 dated 08.02.2019) for Tower No.27- consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 72 dwelling units; Double Basement + Stilt + 5 Floors MLCP - 1 for parking and Club House - 1– Ground Floor + First Floor (as per approval GF+2F) (Compliance Certificate has been issued by DF&RS in ref No. D.Dis.No.17755/C1/2018 in C.C.No.55/2018 dt.01.11.2018 consists of Tower - 27 and Compliance Certificate issued by DF&RS in ref No.D.Dis.No.17756/C1/2018 in C.C.No.57/2018 dt.13.11.2018 consists of Multi Level Car Parking-1 (MLCP) with the equal height of 18.90mtrs.

10. In the reference 16th cited, **8th Partial CC** issued in Lr.No.EC/N-I/12308/2014 dated 15.07.2019 (CC.No.EC/North-I/188/2019 dated 15.07.2019) Multi Storied Building (MSB) Tower No.28 - consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 72 dwelling units (Compliance Certificate has been issued by DF&RS in ref No. D.Dis.No.2584/C1/2019 in C.C.No.22/2019 dt.25.04.2019 consists of Tower - 28 with the equal height of 54.70mtrs.)

11. Now in the reference 18th cited, Thiru Vimal Lunawath (POA) of M/s PVP Ventures) have applied 9th Partial Completion Certificate for the construction of Multi Storied Building (MSB) Tower No.29 - consisting of Combined Double Basement Floor + Ground floor + 17 floors residential building with 70 dwelling units as on site (As per approval 72 dwelling units) at Door No.4, 5, 6, 7, Stephenson Road, Gants Road, R.S.No.142/1, 4, 144, 145, 146/1, 2, 147, 148, 149, 150, 152/1 of Block -7 and in R.S.No. 225, 226/4, 5 of Block No-12 and in R.S.No. 229/1, 231/2, 3 of Block No.13, of Perambur Village, Chennai sanctioned in Planning Permission

//pto//

No.C/PP/MSB/19 (S1 to S73)/2010 in Letter No.C3/5640/2009, dated 16.04.2010, Planning Permit No.4675. (Government Letter (Ms) No.15H&UD (UD I) Dept., dated 28.01.2010) and Planning Permission No. C/PP/MSB/61 (S1 to S51)/2016, Planning Permit No. 11107 in Letter No.C3(N)/19053/2015, dated 07.11.2016. (Government Letter (Ms) No.70 H&UD (UD I) Dept., dt.29.02.2016 and amendment issued in Government Letter (Ms) No.97 H&UD (UD I) Dept., dt.02.03.2016) and it was inspected and observed that the building has been completed and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

12. Accordingly 9th Partial Completion Certificate is issued for the above construction in C.C.No.**EC/North-I/ 305 /2019, dated 03 -12-2019**.

13. The 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 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.

Yours faithfully,

3/12/19

for **MEMBER-SECRETARY**

3/12/19

Copy to:

1. Thiru Vimal Lunawath (GPA)
   (POA for M/s PVP Ventures)
   No.3, (Old No.25) Ganapathy Colony,
   3rd Street, Teynampet, Chennai-18.

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

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

FORM – 4

ARCHITECT'S CERTIFICATE

To

Date: February 15, 2020

North Town Estates Pvt. Ltd.,
"Buckingham and Carnatic Gardens"
Door Nos.4,5,6 & 7, Stephenson road,
Perambur, Chennai – 600 012

Subject: Certificate of Completion of Construction Work of "**North Town Estates Pvt. Ltd., Chetna Buckingham and Carnatic Gardens" Door Nos.4,5,6 & 7, Stephenson road, Perambur, Chennai – 600 012, Building Tower No.29 Block of the Building of the Project (TN RERA Registration Number / 29 / Building / 0044 / 2017)** Situated on the Plot bearing Survey No. **Door Nos.4,5,6 & 7, Stephenson road, Door No.152 Gantz Road, Perambur, Chennai - 600 012** demarcated by its boundaries (latitude **13.106876** and longitude **80.257.391** of the end points), Garden to the North , Access Road to the South, Tower 28 to the East, Tower 30 to the West of Division Perambur Village Perambur Taluk Chennai District Pincode 600 012 measuring **5382** Sq. mts. are being developed by North Town Estates Pvt. Ltd.

Sir,

I / We North Town Estates Pvt. Ltd., have undertaken assignment as Architect/Engineer of Certifying completion of Construction work of Chetna Building / Block / Tower 29 of the Building situated on the plot nos.**4,5,6 & 7, Stephenson road, Door No.152 Gantz Road, of Division Perambur Village Permbur Taluk Chennai Pincode 600 012 measuring 5382 sq.mtrs.**

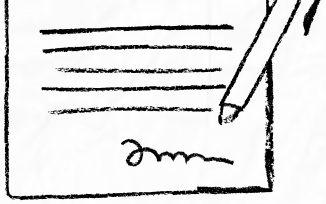
2. Following Technical Professionals were appointed by the Promoter:

(i) Mr Raghavendran. R. as Architect
(ii) Mr Sanjay Tyagi as Structural Consultant
(iii) Mr John (M/s.K&K Systems) as MEP Consultant
(iv) Mr Satyanarayan as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I / We hereby certify that North Town Estates Pvt. Ltd., Building Chetna Block Tower – 29, of the building has been completed in all aspects. The Chetna Building Tower 29 block of the building is granted Completion Certificate bearing number **EC/North–I/305/2014, dated 03.12.2019 by Chennai Metropolitan Development Authority, Chennai – 600 008.**

Yours Truly,

RAGHAVENDRAN. R, ***M. Arch***
Architect Licensed Surveyor
RAGHAVENDRAN. R, M.Arch
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A. 623
5, Yasavi Flats,
12 (Old No. 37), Sarojini Street,
T. Nagar, Chennai - 600 017.
Phone : 044 - 24342842



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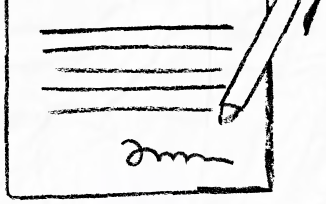
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