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Kharche
Associates

FORM – 4

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Block/Tower)

06.04.2022

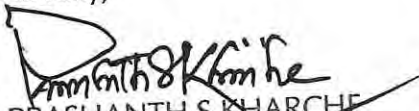
To
M/s.VGN Projects Estates Pvt Ltd.,
No.153, Wallace Garden, 2nd Street,
Nungambakkam, Chennai – 600 006.

Sir,

Sub : Certificate of Completion of Construction works at "VGN Notting Hill" a Multi Storied Residential Building with 3 Basement of fully automated mechanical car parking + Stilt floor part/Ground Floor part + 14 Floors of the Project (TNRERA Registration No.TN/29/Building/0068/2017 dated 20.09.2017) situated at comprised old Survey No.314, at R.S. No.123/2, Block No.21, Nungambakkam Village, Old Door No.2/6, New No.21, Nungambakkam High Road, Chennai – 600 006 demarcated by its boundaries (latitude and longitude of the endpoints) to the North to South 13°3'33.97"N to the East to the West 80°14'50.64"E measuring 19725.15 Sq.mtrs Builtup area developed by M/s.VGN Projects Estates Pvt Ltd.,

1. I Mr.Prashanth S Kharche have undertaken assignment as Architect of certifying completion of construction work of VGN Notting Hill" a Multi Storied Residential Building with 3 Basement of fully automated mechanical car parking + Stilt floor part / Ground Floor part + 14 Floors situated at comprised old Survey No.314, at R.S. No.123/2, Block No.21, Nungambakkam Village, Old Door No.2/6, New No.21, Nungambakkam High Road, Chennai – 600 006, measuring 19725.15 Sq.mtrs Builtup area developed by M/s.VGN Projects Estates Pvt Ltd.,
2. Following technical professionals are appointed by owner/promoter :
 - (i). Mr.Prashanth S Kharche as Architect
 - (ii). Mr.S.Raman as Structural Consultant
 - (iii).Mr. Karthick Pandian as MEP Consultant
 - (iv).Mr.A.Rangappan as Site Engineer
3. Based on Completion Certificate received from Structural Engineer and Site Engineer and to the best of my knowledge, I hereby certify that "VGN Notting Hill" a Multi Storied Residential Building with 3 Basement of fully automated mechanical car parking + Stilt floor part/Ground Floor part + 14 Floors has been completed in all aspects. The Multi Storied Residential Building is granted Completion Certificate bearing No.C.C.No.EC/C-I/241/2021 dated 06.09.2021 issued by Chennai Metropolitan Development Authority.

Yours Faithfully,


PRASHANTH S KHARCHE

B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA/Gr. I/19/03/091 Dt. 18.03.2019
Reg. No. CGLRGN/RA/Gr. I/2019/04/005 Dt. 02.05.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
Driven by DesignV : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

info@kharche.com

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

20 shafree mohamed road, chennai 600 006

www.kharche.com



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY ROAD

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.75, Santhome High Road,
MRC Nagar, R.A. Puram,
Chennai-600 028.

Letter No. CMDA/CC/HRB/C/0191/2021

Dated: 06-09-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Triple Basement (with Automated Mechanical Parking proposed with car lift 4 Nos.) + Stilt + 1st Floor to 13th Floor + 14th Floor (Part) Residential building with 166 dwelling units with Gym, Health Club at 1st Floor level with Premium FSI at Door No. 2/6, Nungambakkam High Road & Krishnama Road, Nungambakkam, Chennai – 600 034 comprised in Old S. No. 314, New S. No. 123/2, Block No. 21, Nungambakkam Village within the limit of Greater Chennai Corporation– Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA issued Planning Permission No. C/PP/MSB/31 A to J/2016, Permit No. 9077 in letter No. C3(N)/1154/2016 dated 26.05.2016.
 - 2) TNRERA registration of project in Reg. No. TN/29/Building/0068/2017 vide Letter No. TNRERA/62/2017 dated 20.09.2017.
 - 3) Completion Certificate Application from M/s. VGN Projects Estates Pvt. Ltd. Rep. by its authorized Signatory Thiru. B. Ramesh Babu dated 19.07.2021.
 - 4) This Office Letter even No. dated 31.08.2021.
 - 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0019875 dated 01.09.2021.
 - 6) This Office Letter even No. dated 03.09.2021.
 - 7) Applicant Letter dated 03.09.2021 for the change of Firm from M/s. VGN Property Developers Pvt. Ltd. to M/s. VGN Projects Estates Pvt. Ltd.

This is to certify that M/s. VGN Projects Estates Pvt. Ltd. Rep. by its Authorized Signatory have constructed Triple Basement (with Automated Mechanical Parking proposed with car lift 4 Nos.) + Stilt + 1st Floor to 13th Floor + 14th Floor (Part) Residential building with 166 dwelling units with Gym, Health Club at 1st Floor level with Premium FSI at Door No. 2/6, Nungambakkam High Road & Krishnama Road, Nungambakkam, Chennai – 600 034 comprised in Old S. No. 314, New S. No. 123/2, Block No. 21, Nungambakkam Village within the limit of Greater Chennai Corporation sanctioned Planning Permission No. C/PP/MSB/31 A to J/2016, Permit No. 9077 in letter No. C3(N)/1154/2016 dated 26.05.2016. It was inspected and observed that the building has been completed as per approved plan and satisfies the CC Norms as per Office order No. 1/2010 dated 21.01.2010.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/C-I/241/2021 dated 06-09-2021.

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 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,

for MEMBER-SECRETARY
6/9/2021

Copy to:

1. M/s. VGN Projects Estates Pvt. Ltd.,
Rep. by its Authorized Signatory
Thiru. B. Ramesh Babu,
No. 15, Wallace Garden, 2nd Street,
Nungambakkam,
Chennai – 600 006.
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 (to update Webpage)

Note:

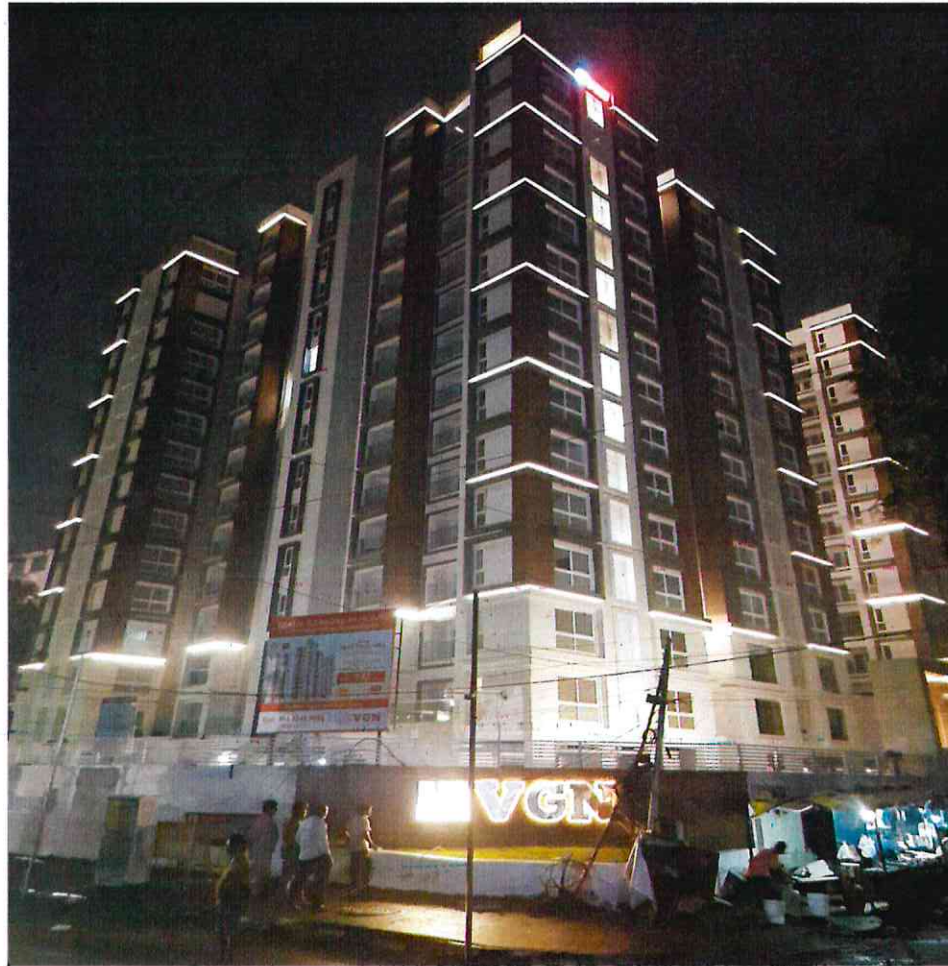
- i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant
- ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

NUNGAMBAKKAM ROAD SIDE ELEVATION



Shot on OnePlus
By santhosh kumar

ELEVATION LIGHTING IN PROGRESS



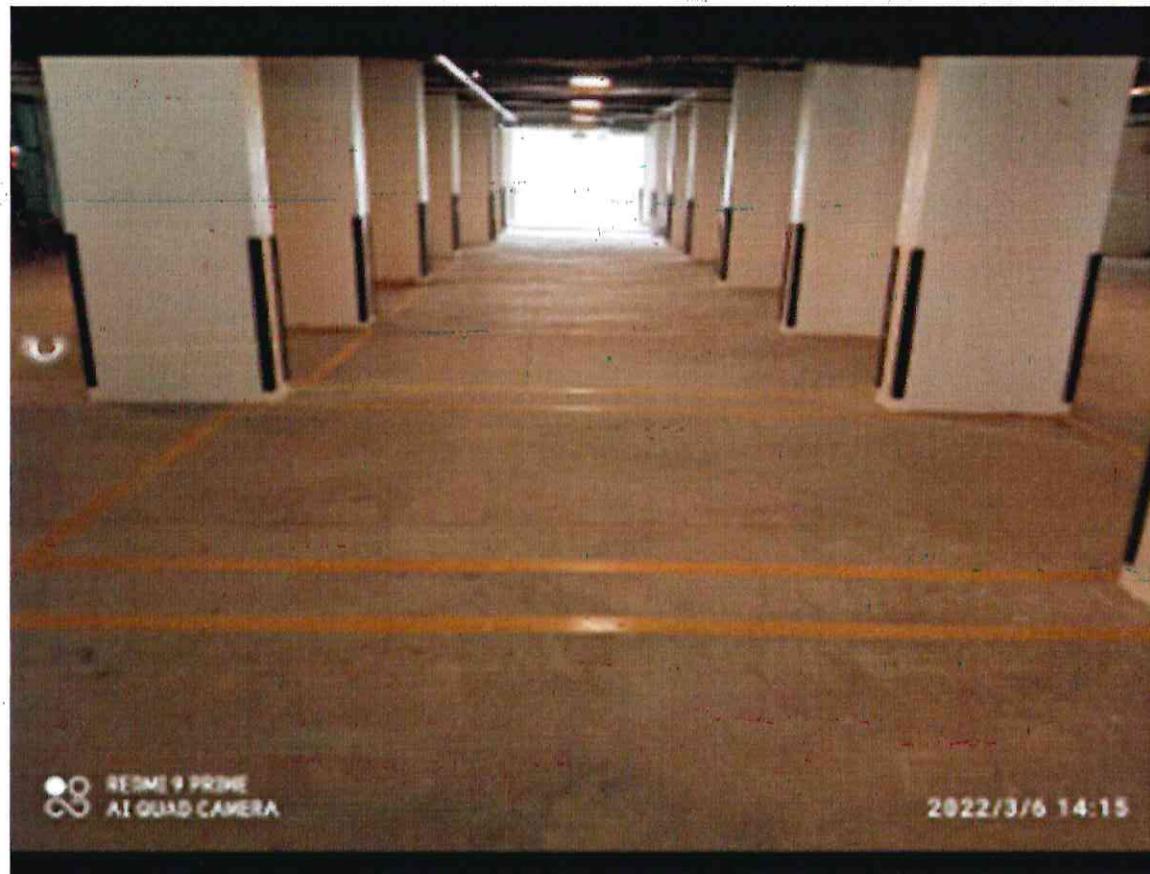
ENTRANCE ARCH-1



LANDSCAPE



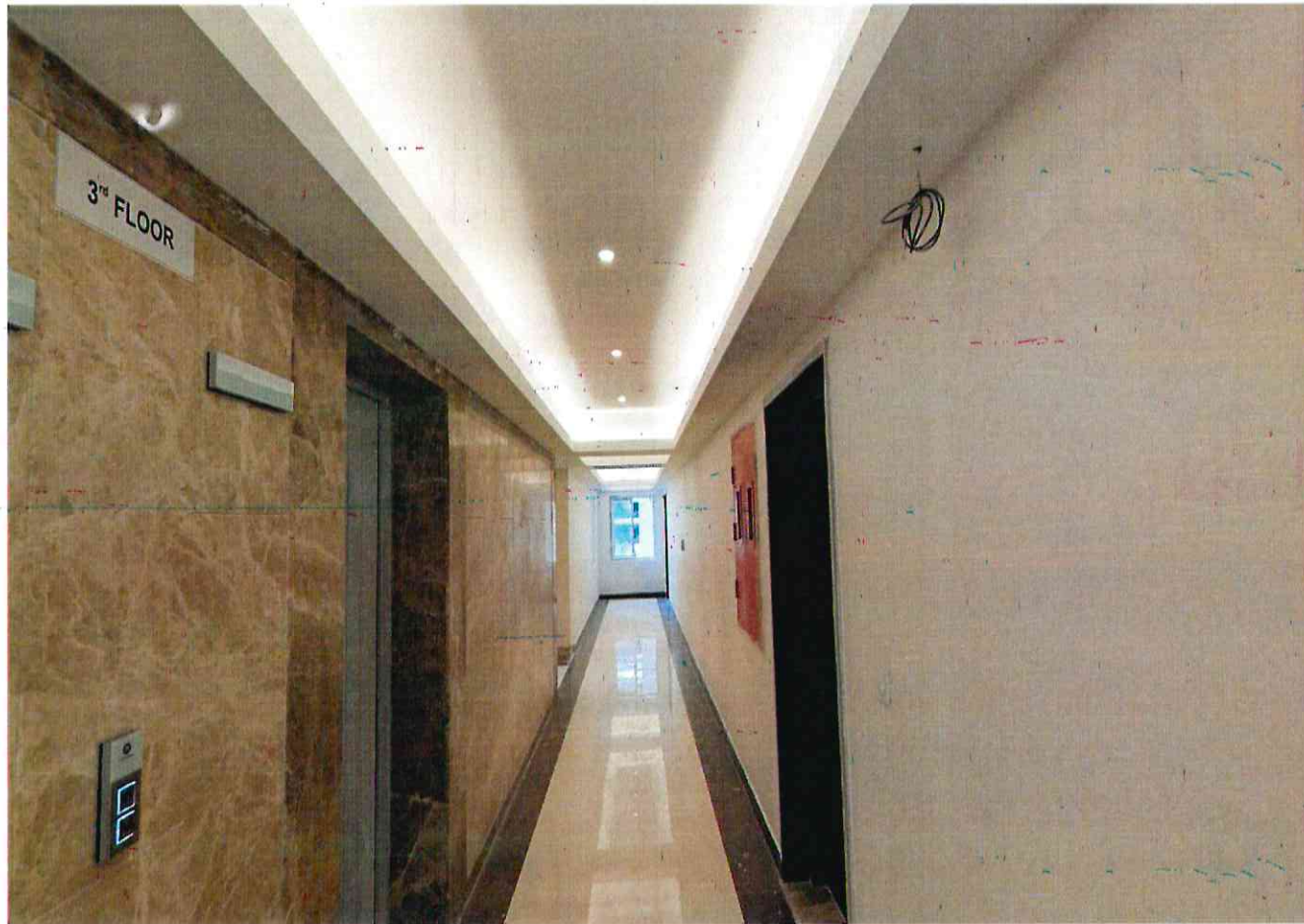
STILT FLOOR



LOBBY-1



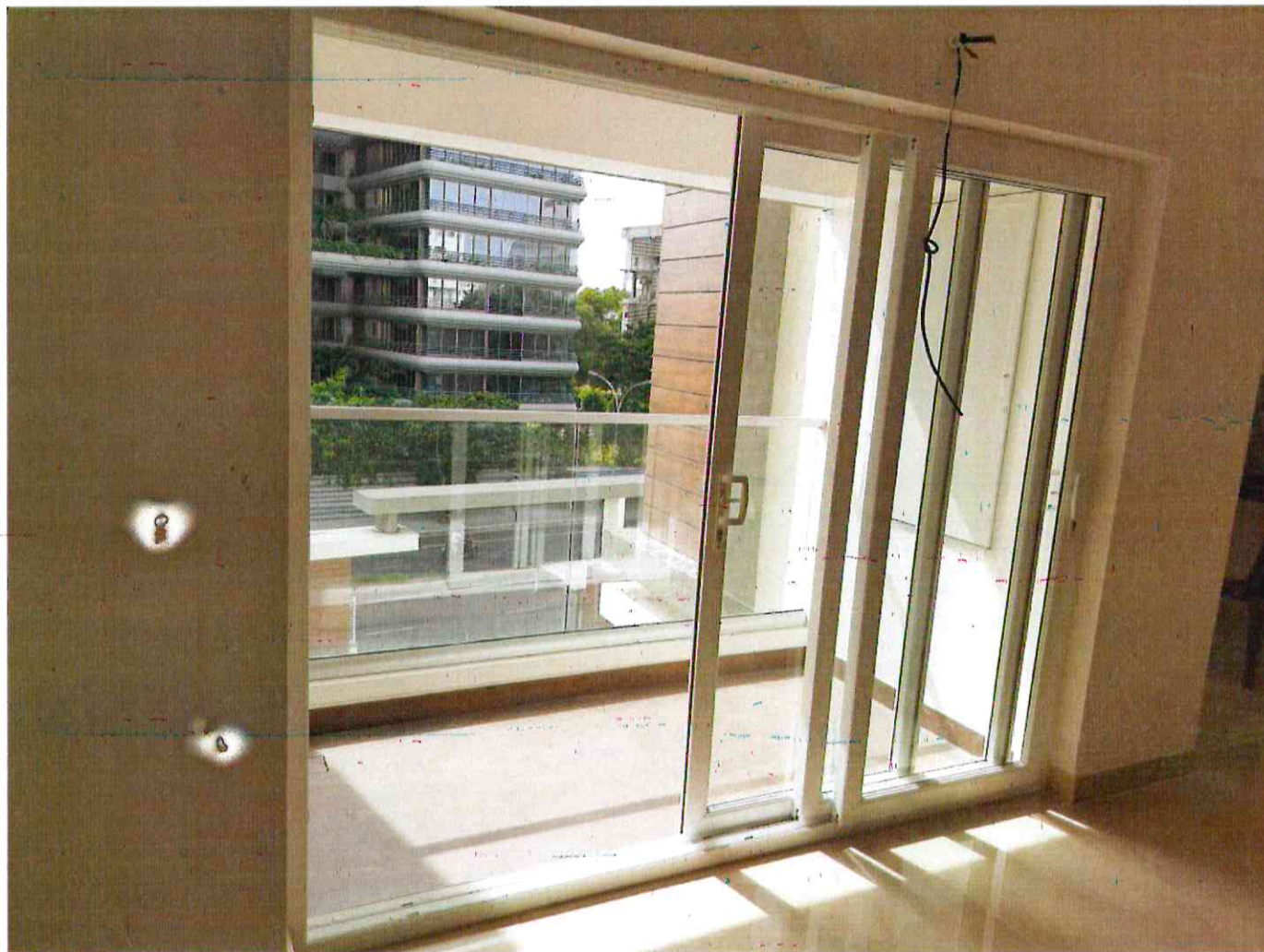
CORRIDOR:



FLAT- LIVING ROOM



FLAT- BALCONY



FLAT- KITCHEN



PIPED GAS METER



GARBAGE CHUTE



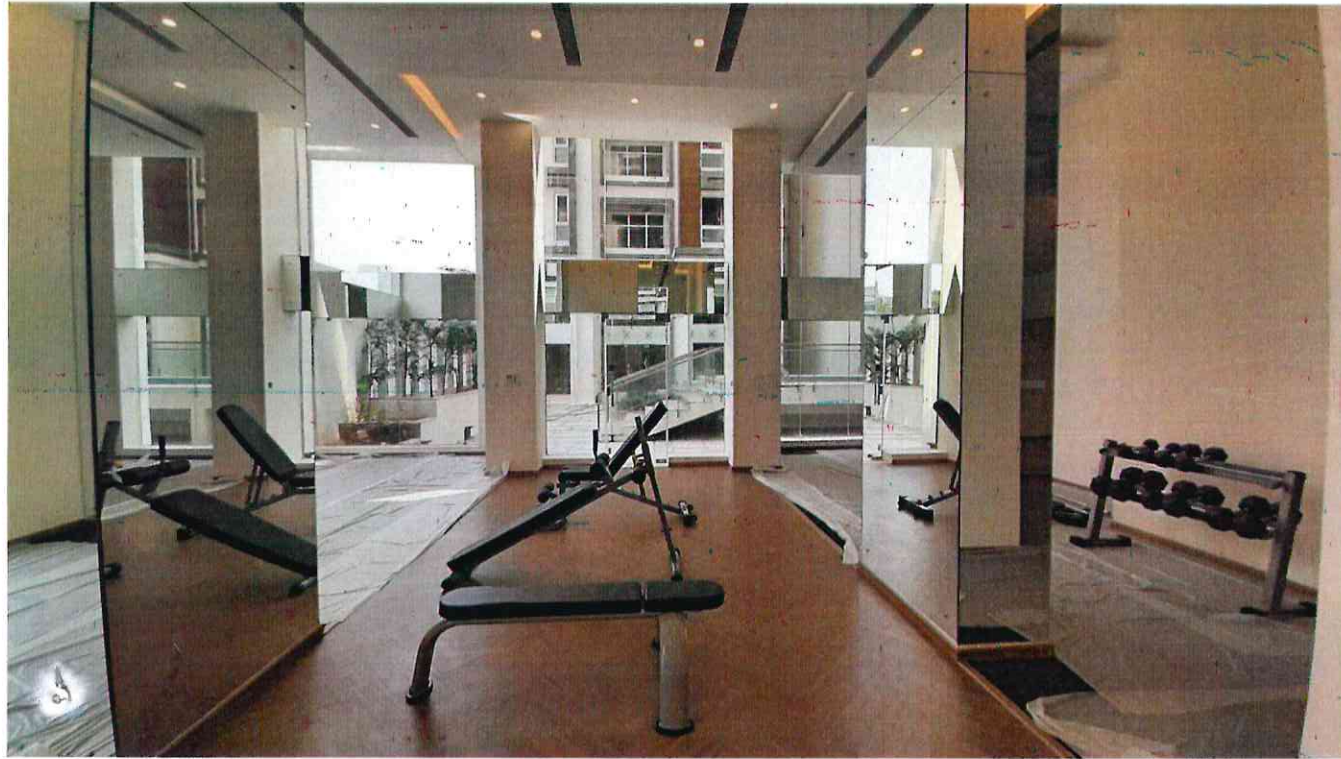
BASEMENT 1



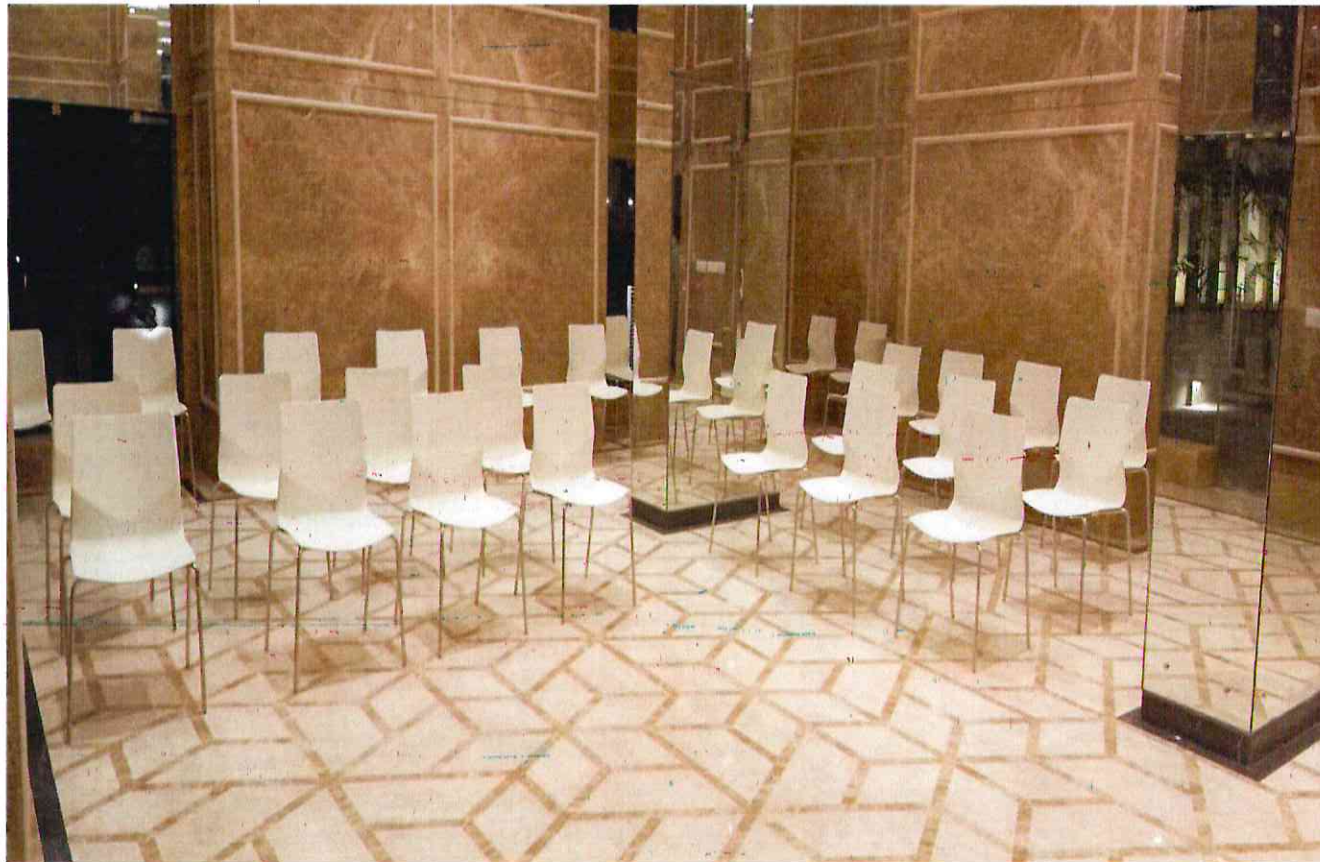
BASEMENT -2



CLUB HOUSE- GYM



CLUB HOUSE-BANQUET HALL



LAUNDROMAT

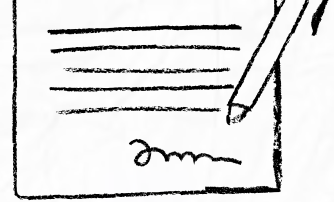


TERRACE VIEW:



FLAT- BEDROOM-1





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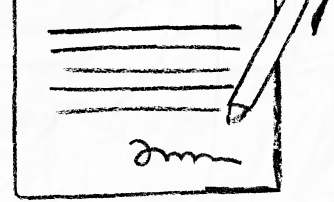
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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