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& Associates

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 15.09.2021

To

M/s. DRA Aadithya Chennai Homes LLP,
Khivaraj Complex – II, First Floor,
No.480, Anna Salai,
Nandanam, Chennai – 600035

Subject: Certificate of Completion of Construction Work of "90 DEGREES" Construction of 2 Blocks, Block 1 – Basement Floor+ Stilt Floor+ 11 Floors Residential Building with 111 Dwelling Units cum Office area and Block 2 – Stilt Floor+ 2 Floors for Clinic and Gym, (TNRERA Registration Number TN/01/Building/0016/2018 dated 08/01/2018) situated on the Plot bearing S.No.7/1A2A, 7/1B3, 7/2A1, 7/2A2, 7/2A3, 8/1A2, 8/1C, 19/1A1A, 19/1A1B of Kovilambakkam Village, Sholinganallur Taluk, Kancheepuram District measuring 17,796.58 sq.mts. area being developed by DRA AADITHYA CHENNAI HOMES LLP

Sir,

1. I have undertaken assignment as Architect/Engineer of certifying completion of "90 DEGREES" Construction of 2 Blocks, Block 1 – Basement Floor+ Stilt Floor+ 11 Floors Residential Building with 111 Dwelling Units cum Office area and Block 2 – Stilt Floor+ 2 Floors for Clinic and Gym situated on S.No.7/1A2A, 7/1B3, 7/2A1, 7/2A2, 7/2A3, 8/1A2, 8/1C, 19/1A1A, 19/1A1B of Kovilambakkam Village, Sholinganallur Taluk, Kancheepuram District measuring 17,796.58 sq.mts. area being developed by DRA AADITHYA CHENNAI HOMES LLP

2. Following technical professionals are appointed by Owner/Promoter:
   I. Mr. PRASANTH S KHARCHE as Architect/Engineer
   II. Er. S. DHILIPARAJAN as Structural Consultant
   III. M/s. SUMANAM ENGINEERING SERVICES (P) LTD as MEP Consultant
   IV. Mr. BALAJI R S as Site Supervisor/Clerk of Works

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 "90 DEGREES" Construction of 2 Blocks, Block 1 – Basement Floor+ Stilt Floor+ 11 Floors Residential Building with 111 Dwelling Units cum Office area and Block 2 – Stilt Floor+ 2 Floors for Clinic and Gym has been completed in all aspects. The building is granted Completion Certificate bearing number EC/South-II/076/2020 dated 06-06-2020 by CMDA.

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 / 19/03/09 Dt. 18.03.2019
Reg. No. CGLRGN / RA / Gr. I / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

info@kharche.com
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20 shaffee mohamed road, chennai 600 006
www.kharche.com

DRA

DRA

DEGREES
DRA
DEGREES

CLUB HOUSE

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 Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Commissioiner St. Thomas Mount Panchayat Union @ Chitlapakkam, Chennai

Letter No. EC /S-II/20557/2019 Dated: 06-06-2020

Sir,

Sub: CMDA – Enforcement Cell (South - II) – Completed construction of Multi-storeyed Building, Group Development consist of **Block1:** Basement Floor + Stilt Floor (part) / Ground Floor (part) + 1st Floor to 11th Floor for Residential and office use – (Ground Floor part to 2nd Floor part Only – Office use) – (Totally -111 Dwelling units), **Block 2:** Stilt Floor + 2 Floor Clinic & Gym purpose at MMRD Road, bearing S.No.7/1A2A, 1B3, 2A1, 2A2, 2A3, 8/1A2, 1C, 19/1A1A, 1A1B of Kovilambakkam Village within St. Thomas Mount P.U. limit - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No. C/PP/MSB/49(A to I)/2017, Permit No.11177 in letter No.C3(S)/13598/2016 dated 30.11.2017
2. Completion Certificate application dated 13.12.2019
3. DF&RS Compliance certificate vide D.Dis No.17534/C1/2019, C.C. No.15/2020 dated 19.3.2020
4. This office letter even no. dated 30.5.2020 addressed to the applicant.
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B0016467 dated 04.06.2020.

****

This is to certify that M/s. DRA Aadithya Chennai Homes LLP (GPA) have constructed Multi-storeyed Building, Group Development consist of **Block1:** Basement Floor + Stilt Floor (part) / Ground Floor (part) + 1st Floor to 11th Floor for Residential and office use – (Ground Floor part to 2nd Floor part Only – Office use) – (Totally -111 Dwelling units), **Block 2:** Stilt Floor + 2 Floor Clinic & Gym purpose at MMRD Road, bearing S.No.7/1A2A, 1B3, 2A1, 2A2, 2A3, 8/1A2, 1C, 19/1A1A, 1A1B of Kovilambakkam Village within St. Thomas Mount P.U. limit sanctioned in Planning Permission No. C/PP/MSB/49(A to I)/2017, Permit No.11177 in letter No.C3(S)/13598/2016 dated 30.11.2017. 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.

/pto/

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South -II / 076 /2020, dated: 06-06-2020.**

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 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,

06/6/2020

for **MEMBER-SECRETARY**

6/6/2020

Copy to:

1 M/s. DRA Aadithya Chennai Homes LLP (GPA),
I Floor,
Khivraj Complex II
No.480, Anna Salai
Nandanam
Chennai 600 035

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

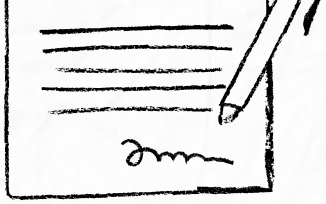
3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)

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.



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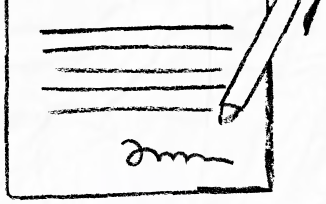

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We're honored to be part of your
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