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PRAMOD BALAKRISHNAN
Architects & Interior Designers

Form 4

ARCHITECT'S CERTIFICATE

Date: 07.03.2022

To
M/s Appaswamy Real Estate,
No.3, Mangesh Street,
T.Nagar, Chennai-600 017

Subject: Certificate of Completion of Construction Work of Building of the Project- CAPELLA (TNRERA Registration Number TN/29/Buidling/0198/2018,dated 14.06.2018situated at Door No. 10, New No.29, Arcot Road (NSK Salai), Vadapalani, demarcated by its boundaries (130249.96 North 08011,11.70 East) North by : Arcot Road (NSK Salai) Block No.41, East by: Peeran Sahib Street (T.S.No.80), South by: OSR (T.S.No.32 Part)
Westby T.S.Nos.8,32,23 Present T.S.No.32, Block 44,Saligramam Village, Mambalam Taluk, Chennai District PIN 600026 measuring 1,00,008 Sq.ft area being developed by M/s Appaswamy Real Estate No.3, Mangesh Street,T.Nagar,Chennai-600 017

Sir,

I have undertaken assignment as Architect certifying completion of Construction Work of Building situated in Door no No. 10, New No.29, Arcot Road (NSK Salai) of Division No.44,Saligramam Village, Mambalam Taluk, Chennai District PIN 600026 in Old Survey No.192, Present T.S.No.32, Block 44, Saligramam Village, Mambalam Talukmeasuring 1,00,008 Sq.ft. area being developed by (M/s Appaswamy Real Estate,No.3, Mangesh Street,T.Nagar, Chennai-600 017)

2. Following technical professionals were appointed by Promoter:

S.No	Name	Address	Designation
01	Thiru Pramod Balakrishnan	No.5, 3rd Floor,No.13,Second Main Road,NehruNagar,Adyar, Chennai-600 020	Architect
02	Thiru Pelluru Sreenivasulu Reddy	G-2, Seshadri Nagar, No.1, Seshadri Road, Alwarpet, Chennai-600 018	Structural Engineer
03	Thiru P.Balamurugan	No.135/2,1st floor, 11th Cross Malleswaram, Banglore-560 003	MEP Consultant
04	Thiru S.Rajasekar	No.26/36, Munniappa Street, Kondithope, Chennai-600 079	Site Supervisor

5, Third Floor, 13 Second Main Road, Nehru Nagar, Adyar, Chennai - 600 020.
Tel : 91-44-24412025, 24422144, 24402938 Fax : 91-44-24422198
E-mail : edifice.pramod@gmail.com

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PRAMOD BALAKRISHNAN
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3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Building/ Block of the Building has been completed in all aspects. The Building Survey no Door No. 10, New No.29, Arcot Road (NSK Salai),Vadapalani an extent of 1,00,008 Sq.ft (after excluding OSR Area and Street Alignment) situate in Old Survey No.192, Present T.S.No.32, Block 44, Saligramam Village, Mambalam Taluk of the Building is granted Completion Certificate bearing number C.C.No. EC/Central -II/52/2022 dated 28.02.2022 issued byCMDA.

Yours Faithfully,

Pramod Balakrishnan

PRAMOD BALAKRISHNAN
CA/85/9297
5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR,
CHENNAI-600 020.

5, Third Floor, 13 Second Main Road, Nehru Nagar, Adyar, Chennai - 600 020.
Tel : 91-44-24412025, 24422144, 24402938 Fax : 91-44-24422198
E-mail : edifice.pramod@gmail.com

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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/0306/2021 Dated:28-02.2022

Sir,

Sub: CMDA – Enforcement Cell (Central -II) – Issue of Completion Certificate for the completed construction of Multi-Storied building with Tower 1 & 2 with combined Basement Floor + combined Stilt Floor + combined 1st & 2nd Floor for Upper Floor Parking + Podium and Swimming Pool over and above the 2nd Floor level + 3rd Floor for Residential cum Commercial (Club House) use + 4th Floor to 18th Floor Residential use with 284 Dwelling Units at Old Door No.10, New Door No.29, Arcot Road (NSK Salai), Saligramam, Chennai – 600 093, Old S. No.192, T.S. No.32, Block No.44 of Saligramam Village, within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

Ref:

1. Planning Permission issued in P.P. No.C/PP/MSB/20 (A to M)/2018 in Letter No.C3(N)/10127/2017, dated 22.05.2018, Planning Permit No.11908.
2. Govt. Lr. Ms. No.161, H&UD (UD-I) Dept., dated 29.08.2017
3. NOC issued by DF & RS in letter No.R.Dis. No.11467/C1/2017, PP.NOC.No.84/2017, dated 08.11.2017
4. NOC issued by DF & RS in Lr. No.4282/C1/2018, dated 28.03.2018 for open connecting corridor at Terrace Floor Level between Tower – 1 & Tower – 2.
5. Compliance Certificate issued by DF & RS in letter No.D.Dis. No.11998/C1/2021, C.C. No.35/2021, dated 22.09.2021
6. NOC issued by AAI in Lr. No.CHEN/South/B/061917/226821 for Tower – 1, CHEN/SOUTH/B/061971/226822 for Tower -2, dated 30.06.2017 and CHEN/SOUTH/B/061917/226823, dated 19.06.2017.
7. Environmental Clearance from State Level Environment Impact Assessment Authority TN in Lr. No. SEIAA-TN/F-6432/EC/8(a)/533/2017, dated 31.08.2017.
8. NOC from Police (Traffic) Dept., in Lr. No.Tr./License/871/19483/2017, dated 25.09.2017
9. TNRERA registration certificate in file No.TNRERA/1576/2018 in Registration No.TN/29/Building/0198/2018, dated 14.06.2018
10. Completion Certificate application through online dated 11.10.2021
11. This office letter even no. dated 23.02.2022

This is to certify that **M/s. River View Builders (LLP) Rep. by its authorized signatory Thiru. T.V. Sathia Narayana** have completed construction of Multi-Storied building with Tower 1 & 2 with combined Basement Floor + combined Stilt Floor + combined 1st & 2nd Floor for Upper Floor Parking + Podium and Swimming Pool over and above the 2nd Floor level + 3rd Floor for Residential cum Commercial (Club House) use + 4th Floor to 18th Floor Residential use with 284 Dwelling Units at Old Door No.10, New Door No.29, Arcot Road (NSK Salai), Saligramam, Chennai – 600 093, Old S. No.192, T.S. No.32, Block No.44 of Saligramam Village, within the limits of Greater Chennai Corporation. The building was inspected and observed that the building has been completed as per approved plan issued in the ref. 1st cited 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/Central-II /52/2022, dated:28-02-2022.**

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,

1.3.2022

for MEMBER-SECRETARY

1/3/2022

Copy to:

1. **M/s. River View Builders (LLP)**
   Rep. by its authorized signatory
   Thiru. T.V. Sathia Narayana
   No.3, Mangesh Street, T. Nagar, Chennai – 600 017
   (with a request to obtain consent to operate (CTO) as per applicable rules from

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of Security Deposit for building & Display Board)

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.

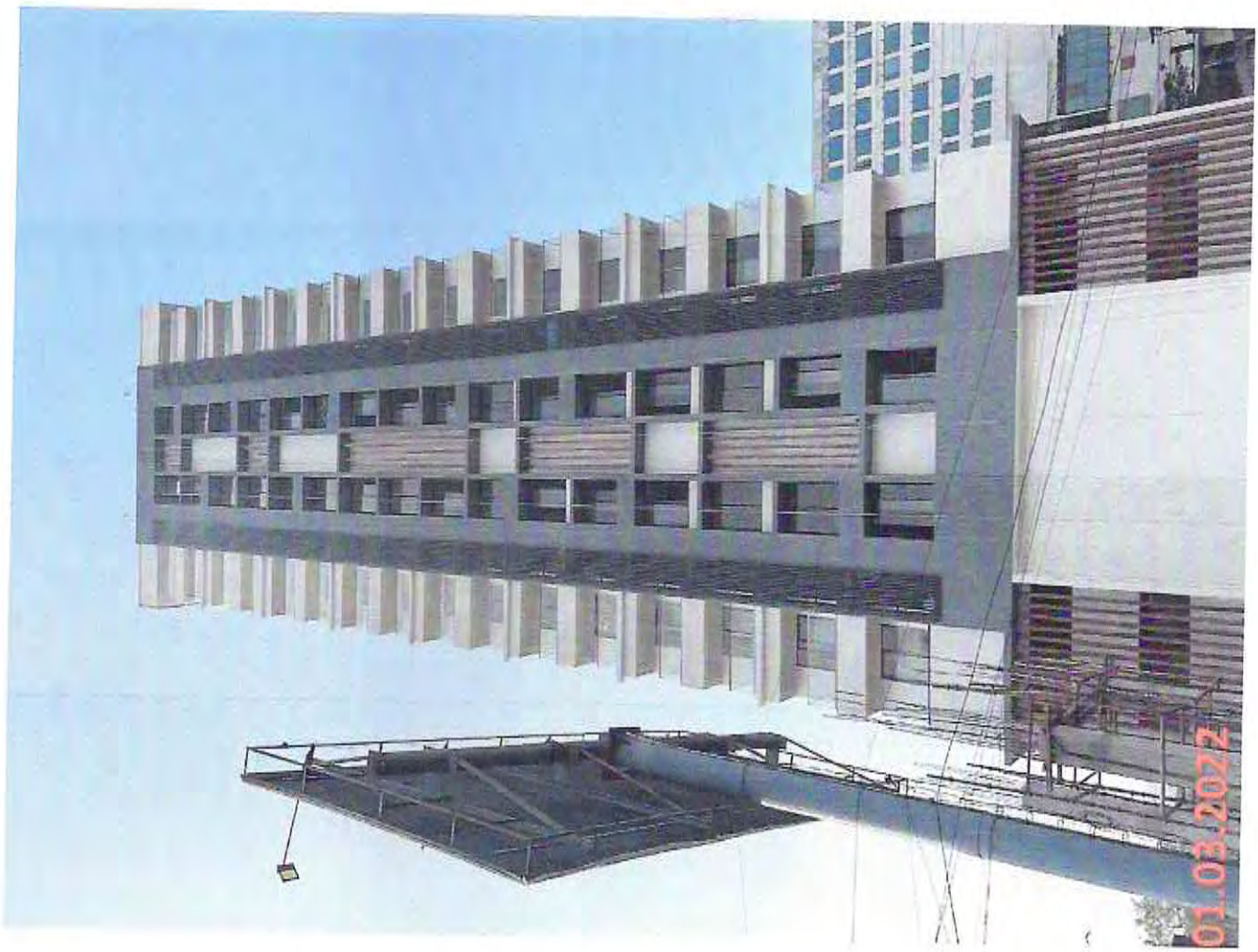
(iii) Swimming Pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O. Ms. No.97, MAWS Dept., dated 07.07.2018, and undertaken given by the applicant

For APPASWAMY REAL ESTATE

AUTHORISED SIGNATORY

For APPASWAMY REAL ESTATE

AUTHORISED SIGNATORY

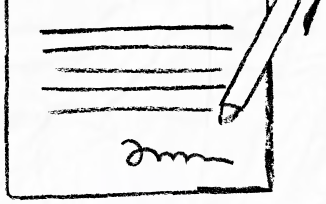


For APPASWAMY REAL ESTATE

AUTHORISED SIGNATORY

For APPASWAMY REAL ESTATE

AUTHORISED SIGNATORY



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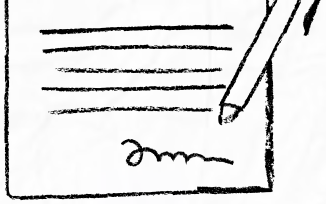

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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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