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FORM-4
ARCHITECT'S CERTIFICATE
(To be issued on completion of each of the Building/Block/Tower)

Date:15.09.2021

To

Hansa Estates Private Limited
No.19, Wheatcroft Road,
Nungambakkam,
Chennai-600034

Subject: Certificate of Completion of Construction Work of Hansa Ruby Building of the project (TNRERA Registration Number: TN/02/Building/0365/2018 Dated.14.12.2018 situated on the Plot No.6 comprised in Old No.276 part, 277 part, and 278 part, T S No.7/10, demarcated by its boundaries North to the South 25 Meter East to the West 29.60 Meter Block No.18, Ward 'G' of Thiruvottiyur Village, Thiruvottiyur, Chennai-600 019 measuring 2372.12 sq. mts area being developed by Hansa Estates Private Limited.

Sir,

I have undertaken assignment as Architect of certifying completion of construction Work of Hansa Ruby Plot No.6 comprised in Old No.276 part, 277 part, and 278 part, T S No.7/10, Block No.18, Ward 'G' of Thiruvottiyur Village, Thiruvottiyur, Chennai-600 019 measuring 2372.12 sq. mts area being developed by Hansa Estates Private Limited.

2. Following technical professionals are appointed by Owner/Promoter:
   (i) Mr. M Pradeep as Architect
   (ii) Mr. V R Raveendran as Structural Consultant
   (iii) Mr. G C Saravanakumar as Site Supervisor

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that Hansa Citrine Building is has been completed in all aspects. The Building is granted Completion Certificate bearing number. EC/N-II/3549/2020 Dated.13.07.2020 by Chennai metropolitan development authority.

Yours Faithfully

M. PRADEEP
Registered Architect,
Regn. No. CA-92/15172,
New 68/2, Kamdar Nagar 2nd
Street, Nungambakkam,
Chennai-34. Ph.28170707

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

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.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No. EC/N-II/3549/2020 Dated:13 -07-2020

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt + 4 Floors residential building with 40 dwelling units at Plot No.6 in the CMDA approved Layout in PPD L.O. No.34/2016 in Old S.No.276 (Part), 277 (Part), 278 (Part), T.S. No.7/10, Block No.18, Ward – G of Thiruvottiyur Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission No.B/Sp. Bldg/155 A & B/2018, in letter No.B3/2376/2018, dated 19.07.2018 in Planning Permit No.12164
2. Completion Certificate Application representation letter dated 04.03.2020
3. This office letter even no. dated 08.06.2020 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016579, dated 17.06.2020.

****

This is to certify that **M/s. Hansa Estates Pvt. Ltd** have constructed of Stilt + 4 Floors residential building with 40 dwelling units at Plot No.6 in the CMDA approved Layout in PPD L.O. No.34/2016 in Old S.No.276 (Part), 277 (Part), 278 (Part), T.S. No.7/10, Block No.18, Ward – G of Thiruvottiyur Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Sp. Bldg/155 A & B/2018, in letter No.B3/2376/2018, dated 19.07.2018 in Planning Permit No.12164. 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/North-II /105/2020, dated:13-07-2020.**

/pto/

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

Copy to:

1 **M/s. Hansa Estates Pvt. Ltd**
Door No.605 & 606, Anna Salai,
Chennai – 600 006

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, Septic Tank & DB)

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

Note:

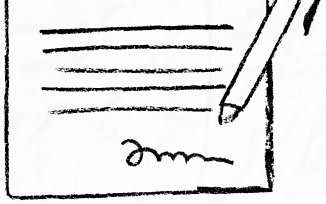
(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.

(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.


HANSA RUBY







our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

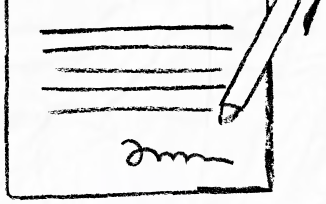
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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