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FORM – 4

ARCHITECT'S CERTIFICATE

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

Date:05/02/2021

To

M/s. Ashwin Apartment

Flat No. 1, "Sri Krishna", No. 34/38,

3rd Main Road, R.A.Puram,

Chennai – 600 028

Sub: Certificate of Completion of Construction Work of 1No. of Building(s) Single Block(s) of the Project (TNRERA Registration Number **TN/29/BUILDING/0157/2019**) situated on the "Plot Nos.20, 21 and 22, comprised in old R.S.Nos.629/1, 629/4 and 631, new R.S.No.629/184, Block No.11 of Mylapore Division/Village, Mylapore Taluk, Chennai District, situated at Old No. 17, New No. 48, Balaji Nagar First Street, Royapettah, Chennai 600014, the said land bounded on the:

North by : Land in R.S.No.629/36

South by : Balaji Nagar First Street

East by : Land in R.S.Nos.629/183 (part) and 629/159

West by : Land in R.S.No.629/1 (part)

measuring (7410 Sq.ft.) 688.41 sq.mtrs. area being developed by (Promoter's Name)

M/s. Ashwin Apartment

Sir,

I, **Sunil Vamadevan**, have undertaken assignment as Architect of certifying percentage of Completion of Construction work of the Building Single Block of the Project, situated on the

"Plot Nos.20, 21 and 22, comprised in old R.S.Nos.629/1, 629/4 and 631, new R.S.No.629/184, Block No.11 of Mylapore Division/Village, Mylapore Taluk, Chennai District, situated at Old No. 17, New No. 48, Balaji Nagar First Street, Royapettah, Chennai 600014, the said land bounded on the:

North by : Land in R.S.No.629/36
South by : Balaji Nagar First Street
East by : Land in R.S.Nos.629/183 (part) and 629/159
West by : Land in R.S.No.629/1 (part);

measuring (7410 Sq.ft.) 688.41 sq.mtrs area being developed by (Promoter's Name)
M/s.Ashwin Apartment as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)

- (i) Ramamurthy as Project Engineer
- (ii) Alex Jacob as Structural Consultant
- (iii) Sumanam Engineering Services Pvt Ltd as MEP Consultant

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I hereby certify that the above mentioned building (Single Block) has been completed in all aspects. The above mentioned Building (Single Block) is granted Completion Certificate bearing number C.C.No. EC/South-I/212/2020, dated: 28/11/2020; by The Member-Secretary, Chennai Metropolitan Development Authority (CMDA) (Competent Authority).

Yours faithfully,



Signature

Name (in Block Letters) of L.S./Architect :
with License No.

SUNIL VAMADEVAN, B.Arch.,
Registered Architect : CA/90/13417
CMDA Regn : RA/Gr-I/19/03/064
#15 (Old-11), 4th Main Road,
Kamaraj Nagar, Thiruvannmiyur,
Chennai - 600 041. ☎ 24488378







CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

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, TNEB,
Anna Salai, Chennai-600 002,
2) The Managing Director,
CMWSSB, No.1, Pumping Station Road,
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0116/2020

Dated: 28-11-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units with availing Premium FSI at Plot No.20, 21 & 22, Old D.No.17, New D.No.48, Balaji Nagar 1st Street, Royapattah, Chennai- 14 comprised in Old R.S.No.629/1, 629/4 and 631 Present R.S.No.629/184, Block No.11 of Mylapore Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/NHRB/95/2019 Permit No.12478 in letter No. PP/SB/C/172/2019 dated 03.06.2019.
 - 2) Completion Certificate Application from Thiru Siddartha Srinivasan (GPA) dated 22.10.2020
 - 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017841 dated 12.11.2020.
 - 4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

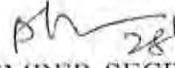
This is to certify that Thiru Siddartha Srinivasan (GPA) has constructed Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units with availing Premium FSI at Plot No.20, 21 & 22, Old D.No.17, New D.No.48, Balaji Nagar 1st Street, Royapattah, Chennai- 14 comprised in Old R.S.No.629/1, 629/4 and 631 Present R.S.No.629/184, Block No.11 of Mylapore Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/95/2019 Permit No.12478 in letter No. PP/SB/C/172/2019 dated 03.06.2019. It 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 and Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 212 /2020 dated 28-11-2020.

3. 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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 4th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

 28/11/2020
for MEMBER-SECRETARY

Copy to:

- ✓ 1. Thiru Siddhartha Srinivasan (GPA)
34/28, 3rd Main Road
R.A. Puram
Chennai 600 028

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008

(TNRERA Regn. No.TN/29/Building/0157/2019
in file No.TNRERA/4691/2019 dated 3.10.2019,
Valid upto May 2022)

3. The Deputy Financial Analyst,
Finance Division, CMDA

(For refund of Security Deposit for Building and
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.



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real estate journey

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