Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



FORM-4

ARCHITECT 'S CERTIFICATE

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

Date : 4.12.2020

To

The Chairperson TNRERA,
Gandhi Irwin road,
Egmore,
Chennai - 600008

Subject: Certificate of Completion of Construction Work of Sreerosh Gardenia Building single Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0169/2019 situated on the Plot bearing Survey no./Plot no./Door No Old no 7, new no 6, Plot no B 115 & 116, Kilpauk Garden colony 2nd cross street, , Chennai – 10 ,demarcated by its boundaries (latitude and longitude of the end points) 13.085364 , 80232732 to the plot no B 113 & 114 North to the South B 117 & 118 to the East 30 feet road to the west Channel , Division 102 ,Village Egmore, Taluk Egmore, District Chennai PIN 600010 measuring 551 sq.mts. area being developed by Sreerosh Properties P LTD

Sir,

I/we Dhinesh.T have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Sreerosh Gardenia Building/Block/Tower single of the Building situated on the plot No./Survey no./ Door no. Old no 7, new no 6, Plot no B 115 & 116, Kilpauk Garden colony 2nd cross street, , Chennai – 10 , Division 102, Village Egmore, Taluk Egmore, District Chennai ,PIN 600010, measuring 551 sq.mts. area being developed by Sreerosh Properties P LTD

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

(i) M/s/Thiru/Tmt. Dhinesh. T as Architect/Engineer

(ii) M/s/Thiru/Tmt SPS .Inbarajan as Structural Consultant

(iii) M/s/Thiru/Tmt Salil (Sumanam Engineering Solutions)as MEP consultant

(iv) M/s/Thiru/Tmt M. Gopinath 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 Sreerosh Gardenia Building/ Block of the Building has been completed in all aspects. The Single Block of the Building is granted Completion Certificate bearing number CMDA by No CC No EC/North-I/214/2020 dated 28.11.2020 by Chennai Metropolitan Development Authority .

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No)

DHINESH. T
RA/GR-1/19/03/023

Dhinesh T Architect
Reg No: RA/GR-I/19/03/023
10/1, 2nd Street, Kasthurbai Nagar,
Avadi, Chennai-600 054.
dhinesh.architect@gmail.com

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, 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
Letter No. CMDA/CC/NHRB/N/088/2020

To

1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.

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

Dated:28 -11-2020

Sir,

Sub: CMDA Enforcement Cell (North-I) Completed construction of Stilt Floor + 5 Floors residential building with 10 dwelling units at Old Door No.7, New Door No.6, Plot No.B115 & B116, Kilpauk Garden Colony 2nd Cross Street, Kilpauk, Chennai – 600 010, comprised in Old S.No.74 (Part) and 75 (Part), T.S. No.74/4, Block No.6 of Egmore Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/NHRB/212/2019 in Letter No.PP/SB/N/171/2019, dated 26.08.2019, Planning Permit No.12695 under Premium FSI
2. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019
3. Completion Certificate Application through online dated 11.092020
4. This office letter even no. dated 07.11.2020 addressed to the applicant.
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0017838, dated 11.11.2020.

****

This is to certify that **M/s. Sreerosh Properties Pvt. Ltd.,** have constructed of construction of Stilt Floor + 5 Floors Residential Building with 10 dwelling units at Old Door No.7, New Door No.6, Plot No.B115 & B116, Kilpauk Garden Colony 2nd Cross Street, Kilpauk, Chennai – 600 010, comprised in Old S.No.74 (Part) and 75 (Part), T.S. No.74/4, Block No.6 of Egmore Village, Chennai, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No.B/NHRB/212/2019 in Letter No.PP/SB/N/171/2019, dated 26.08.2019, Planning Permit No.12695 under Premium FSI. 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 and Annexure XXIII of TNCDBR, 2019.

/pto/

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I /214/2020, dated:28-11-2020.**

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 2nd cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,

30/11/2020

for **MEMBER-SECRETARY**

Copy to:

1. **M/s. Sreerosh Properties Pvt. Ltd.,**
   2nd Floor Sreerosh Center
   No.97 (Old No.41)
   New Avadi Road, Kilpauk
   Chennai – 600 010

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:

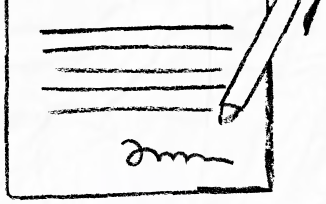
(i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.

(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.


SREEROSH GARDENIA







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

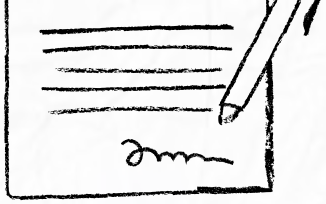
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate