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ARCHITECT'S CERTIFICATE

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

Date: 01.10.2021

To Mr. S. RAMESH, M.E.,
M/s BADHRI BUILDERS
Flat - G1, BADHRI'S 'SURAKSHA'
Plot No. 20, 2nd STREET,
THIRUVENGADAM NAGAR, PERUNGUDI, CHENNAI - 46.

Subject: Certificate of Completion of Construction Work of RESIDENTIAL
Building/ ONE Block of the Building of
the Project (TNRERA Registration Number TN/23/BUILDING/0182/2019)
situated on the Plot bearing Survey no./Plot no./ Deor No:
38 & 39, RAMNAGAR 1st STREET demarcated by its boundaries (latitude and
longitude of the end points) 12° 58' 27.8" N to the North to the
South _____ to the East 80° 12' 56.9" E to the West of
Division 179 Village VELACHERY Taluk CHENNAI District PIN
measuring 445.93 sq.mts. area being developed by (Promoter's Name) BADHRI BUILDERS

Sir,

I/We M. RENGANATHAN have undertaken assignment as Architect/Engineer of certifying
completion of Construction Work of RESIDENTIAL Building/Block/Tower _____ of
the Building situated on the plot No/ Survey no./ Deor no 38 & 39, RAMNAGAR of Division
179, VELACHERY Village _____ Taluk
District CHENNAI PIN 600042 measuring 445.93 sq.mts. area being
developed by (Promoter's Name) BADHRI BUILDERS

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

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

(ii) M/s/Thiru/Tmt. C. RAMESH KUMAR as Structural Consultant

(iii) M/s/Thiru/Tmt. _____ as MEP Consultant

(iv) M/s/Thiru/Tmt. R. RAJA as Site Supervisor/Clerk of

Works

M. RENGANATHAN. B.E.,
REG. NO. RE/GR-II / 19/03/025

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 the Residential building consists of 10 dwelling units of SPOHRI'S ANUGRAHA Building/ Block of the Building has been completed in all aspects. The RESIDENTIAL Building/ _____ Block of the Building is granted Completion Certificate bearing number C.C.No.EC/SOUTH-II/150/2021 dated 23-06-2021 by CMDA

Yours Faithfully,

Signature & Name

(IN BLOCK LETTERS) of LS/Architect with


M. RENGANATHAN. B.E.,
 CMDA Reg No : RE/GR-II / 19/03/025
 Greater Chennai Corporation
 License No : RE2/0035/2019
 No.87/0, 1st Street, 1st Sector, K.K. Nagar,
 Chennai - 600 078 / Cell : 9941874116
 Email : reenganathan2010@gmail.com







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.75, Santhome High Road,
MRC Nagar, Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0154/2021

Dated: 23-06-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt floor + 5 floors residential building with 10 dwelling units availing Premium FSI at Plot No.38 & 39, Ram Nagar 1st Street, Velachery, Chennai 600 042 in Old S.No.697/2 (Doc.), T.S. No.96, Block No.172, Ward 01 of Velachery village, within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. B/Spl. Bldg./104/2019 Permit No.12487 in letter No. PP/SB/S(B1)/0101/2019 dated 07.06.2019
 - 2) Completion Certificate Application from Thiru S. Ramesh, Managing Partner of M/s. Badri Builders dated 14.06.2021.
 - 3) This office letter even No. dated 18.06.2021
 - 4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C1010885 dated 18.06.2021
 - 5) 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 S. Ramesh, Managing Partner of M/s. Badri Builders have constructed Stilt floor + 5 floors residential building with 10 dwelling units availing Premium FSI at Plot No.38 & 39, Ram Nagar 1st Street, Velachery, Chennai 600 042 in Old S.No.697/2 (Doc.), T.S. No.96, Block No.172, Ward 01 of Velachery village, within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl. Bldg./104/2019 Permit No.12487 in letter No. PP/SB/S(B1)/0101/2019 dated 07.06.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 150 /2021 dated 23-06-2021.

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 5th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


24/6/2021
for MEMBER-SECRETARY

24/6/2021

Copy to:

1. ✓ Thiru S. Ramesh
Managing Partner of M/s. Badri Builders
Door No.87/8, 1st Street, First Sector
K.K. Nagar
Chennai 600 078
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst,
Finance Division, CMDA

(TNRERA project registration certificate vide No.TN/29/Building/0182/2019 dated 31.10.2019 in file No.TNRERA/5641/2019, valid till January 2024)
(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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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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