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FORM - 4
ARCHITECT'S CERTIFICATE

Date:15/03/2021

To
M/s. PEARL CONSTRUCTIONS
Plot No:16, Gayathri Nagar,
Medavakkam, Chennai - 600100.

Subject: Certificate of Completion of Construction work of **"Pearl M M Enclave"**
Building of the project (TNRERA Registration Number
TN/01/Building/0204/2019, dated:19/11/2019, situated on the Plot bearing
Plot Nos: 5/1 & 5/2, 5th Main Road in "BHEL NAGAR" comprised in old Survey
No. 256, (as per present patta Nos: 6118 & 1882, Subdivided Survey
Nos:256/6A & 256/6B), demarcated by its Boundaries, East By -Plot No: 6 (Old),
West By -Plot No: 4 (Old), North By - Survey No: 261, South By - Existing
30 feet Road, situated at Medavakkam Village, Tambaram Taluk, Chengalpattu
District, (Previously Kancheepuram District), measuring **1376 Sq.mts.** area being
developed by M/s. PEARL CONSTRUCTIONS.

Sir,

I **M.S. NANDAKUMAR** have undertaken assignment as Architect of certifying
completion of construction work of **"PEARL M M ENCLAVE"** of the building
situated on the Plot bearing Plot Nos: 5/1 & 5/2, 5th Main Road in "BHEL
NAGAR"



comprised in old Survey No. 256, (as per present patta Nos: 6118 & 1882, Subdivided Survey Nos:256/6A & 256/6B), demarcated by its Boundaries, East By –Plot No: 6 (Old), West By–Plot No: 4 (Old), North By – Survey No: 261, South By– Existing 30 feet Road, situated at Medavakkam Village, Tambaram Taluk, Chengalpattu District, (Previously Kancheepuram District), measuring **1376 Sq.mts.** area being developed by **M/s. PEARL CONSTRUCTIONS.**

2. Following technical professionals are appointed by owner / Promoter

- i) M/s. Nanda & Associates as Architect .
- ii) Mr. G. Selvam as Structural Consultant
- iii) Thiru. P. Pandian 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 “PEARL M M ENCLAVE” building has been completed in all aspects. The “PEARL M M ENCLAVE” of the building is granted Completion Certificate bearing Number CMDA/CC/NHRB/S/0132/2020, dated: 19/11/2020 by C.M.D.A.

Yours Faithfully



M.S. NANDA KUMAR

CMDA Regn No.RA/Gr.1/19/02/015



M.S. NANDA KUMAR

CMDA Regn. No. RA/Gr.1/19/02/015
ninesquares@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 Commissioner,
St. Thomas Mount P.U.,
@ Chitlapakkam, Chennai

Letter No. CMDA/CC/NHRB/S/0132/2020

Dated: 19-11-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt floor + 4 floors residential building with 12 dwelling units at Plot No.5/1 & 5/2, 5th Main Road, BHEL Nagar, Medavakkam, Chennai 600 100 in S.No.256/6A & 6B of Medavakkam village, within the limit of St. Thomas Mount Panchayat Union (Vengaivasal Village Panchayat) – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No.B/NHRB/296/2019 Permit No.12879 in letter No.PP/SB/S(B2)/ 0218/2019 dated 11.10.2019
2) Completion Certificate Application from Tmt. Meenambal & 2 Others dated 09.11.2020
3) This office letter even No. dated 12.11.2020
4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017869 dated 17.11.2020.
5) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

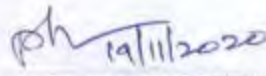
This is to certify that Tmt. Meenambal & 2 Others has constructed Stilt floor + 4 floors residential building with 12 dwelling units at Plot No.5/1 & 5/2, 5th Main Road, BHEL Nagar, Medavakkam, Chennai 600 100 in S.No.256/6A & 6B of Medavakkam village, within the limit of St. Thomas Mount Panchayat Union (Vengaivasal Village Panchayat) sanctioned vide Planning Permission No. B/NHRB/296/2019 Permit No.12879 in letter No.PP/SB/S(B2)/ 0218/2019 dated 11.10.2019. 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.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 209 /2020 dated 19-11-2020.**

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

Yours faithfully,


for MEMBER-SECRETARY

Copy to:

- ✓ 1. Tmt. Meenambal & 2 Others
C-2, Block 3, No.40
Shivani Apartment
ECR, Thiruvanniyur
Chennai 600 041

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai - 600 008
(TNRERA regn. No.TN/01/Building/0204/2019
dated 19.11.2019 in File No.TNRERA/6031/2019,
valid upto 30.10.2022).
3. The Deputy Financial Analyst,
Finance Division, CMDA
(For refund of Security Deposit for Building, STP
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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