



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™



R. SRI AKILA

Architect / Consultant (Regn. No. CA/2016/78929)

No. 2A, Ramaniyam Aarudra, 15, Habibullah Road, T. Nagar, Chennai – 600 017.

Form-4

02.11.2020

To

Mr. M. Ravi

Flat No.2A, Ramaniyam Aarudra,
No.15, Habibullah Road, T. Nagar, Chennai – 600 017.

Mr. M. Kannan

10/7, Lalitha Manor Second Floor,
Kasthuri Esate Second Street, Poes Garden, Chennai – 600 086.

M/s.ICMC Corporation Limited

Represented by: Mr. M. Ravi - Director
36, Ambattur Industrial Estate, Chennai – 600 017.

(Partners of Akila Heights LLP)

And

M/s. Akila Heights Apartment Owners Association

Represented by: Mr. R.Muthukumarasamy - President
Velachery – Tambaram Main Road,
Mosque Colony, Sembakkam,
Rajakilpakkam Village, Chennai – 600 073.

Subject: Certificate of Completion of Construction work of Akila Heights Building Project (TNRERA Registration Number: TN/01/Building/040/2019 dated 27.03.2019) situated on the Plot bearing survey Nos. S.NO. 12/5, 13/1A1A, 13/1A1B, 13/1A1D, 13/1A1E, 13/1A1F, 13/1A1G, 13/1A1H, 14/1A1, 14/1A2, 14/1A3, 14/1A4, 14/1A5, 14/1A6, 14/1A7 & 14/1A8 demarcated by its boundaries 12 55' 23 69" N to the North, 12 55' 18 80" N to the South, 80 9' 30 4" E to the East, 80 9' 25 86" to the west of Division South, Rajakilpakkam Village, Tambaram Taluk, Chengleput District, Pin – 600 073 measuring 11300.16 sq. mts. Area being developed by Mr. M. Ravi, Mr. M. Kannan, M/s. ICMC Corporation Ltd., And M/s. Akila Heights Apartment Owners Association as per TN- RERA order dated 31.01.2019 and 13.02.2019.



R. SRI AKILA

Regn. No. CA/2016/78929
Flat No. 2A, Ramaniyam Aarudra,
No. 15, Habibullah Road,
T. Nagar, Chennai - 600 017

R. SRI AKILA

Architect / Consultant (Regn. No. CA/2016/78929)

No. 2A, Ramaniyam Aarudra, 15, Habibullah Road, T. Nagar, Chennai – 600 017.

Respected Sir,

1. I have undertaken assignment as Architect of certifying completion of construction work of Akila Heights Project situated in S.NO. 12/5, 13/1A1A, 13/1A1B, 13/1A1D, 13/1A1E, 13/1A1F, 13/1A1G, 13/1A1H, 14/1A1, 14/1A2, 14/1A3, 14/1A4, 14/1A5, 14/1A6, 14/1A7 & 14/1A8 of Division South, Rajakilpakkam Village, Tambaram Taluk, Chengleput District, PIN - 600073 measuring 11300.16 sq. mts. Area being developed by Mr. M. Ravi, Mr. M. Kannan, M/s. ICMC Corporation Ltd., And M/s. Akila Heights Apartment Owners Association as per TN- RERA order dated 31.01.2019 and 13.02.2019.
2. Following technical professional are appointed by Mr. M. Ravi, Mr. M. Kannan, M/s. ICMC Corporation Ltd., And M/s. Akila Heights Apartment Owners Association.
 - i. Ms. R. Sri Akila as Architect
 - ii. Mr. P. Raman as Structural Consultant
 - iii. M/s. Rochan Electricals as MEP Consultant
 - iv. Mr. Muthuraj as site supervisor
3. Based on completion certificate received from Structural Engineer and Site Supervisor and the best of my knowledge, I hereby certify that Akila Heights Building has been completed in all aspects. The Akila Heights Building is granted Completion Certificate bearing number EC/South-II/110/2020 dated 15.07.2020 by CMDA, Chennai

Yours Faithfully



R. SRI AKILA

Regn. No. CA/2016/78929

R. SRI AKILA
Regn. No. CA/2016/78929
Flat No. 2A, Ramaniyam Aarudra,
No. 15, Habibullah Road,
T. Nagar, Chennai - 600 017



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 Executive Officer,
Sembakkam Municipality,
Chennai.

Letter No. EC/S-II/HRB/0026/2020

Dated: 15-07-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Combined Basement Floor + Stilt Floor + 1st to 14th Floors of Block A to C, Residential building with 364 dwelling units and GF + 1st Floor of Block D Meter room & Gym availing Premium FSI at Velachery Main Road, Rajakilpakkam, Chennai in S.No.12/5, 13/1A1A, 1A1B, 13/1A1D, 1A1E, 1A1F, 1A1G, 1A1H, S.No.14/1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8 of Rajakilpakkam village within the limit of Sembakkam Municipality – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB-IT/71 A to H/2012, Permit No.7148 in letter No.C3/16777/2010 dated 02.11.2012.
 - 2) Planning Permission renewal No.C/PP/MSB-IT/01 A to H/2016, Permit No.9046 in letter No.EC/SII/20158/2012 dated 22.01.2016.
 - 3) Completion Certificate Application from Tvl. M.Ravi, M. Kannan & ICMC Corporation Limited dated 19.03.2020
 - 4) Compliance Certificate issued by DF&RS in letter No.D.Dis. No.20133/ C1/2019 CC No.20/2020 dated 09.06.2020.
 - 5) EIA Clearance Letter No.SEIAA-TN/F.No.1615/EC/8(a)/691/2020 dated 31.1.2020.
 - 6) This office letter even No. dated 03.07.2020.
 - 7) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016632 dated 06.07.2020.

This is to certify that Tvl. M.Ravi, M. Kannan & ICMC Corporation Limited have constructed Combined Basement Floor + Stilt Floor + 1st to 14th Floors of Block A to C, Residential building with 364 dwelling units and GF + 1st Floor of Block D Meter room & Gym availing Premium FSI at Velachery Main Road, Rajakilpakkam, Chennai in S.No.12/5, 13/1A1A, 1A1B, 13/1A1D, 1A1E, 1A1F, 1A1G, 1A1H, S.No.14/1A1, 1A2, 1A3, 1A4, 1A5, 1A6, 1A7, 1A8 of Rajakilpakkam village within the limit of Sembakkam Municipality sanctioned vide Planning Permission No. C/PP/MSB-IT/71 A to H/2012, Permit No.7148 in letter No.C3/16777/2010 dated 02.11.2012 and renewal No.C/PP/MSB-IT/01 A to H/2016, Permit No.9046 in letter No.EC/SII/20158/2012 dated 22.01.2016. 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-

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 110 /2020 dated 15-07-2020.

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.

Yours faithfully,

[Signature] 15/7/2020
for MEMBER-SECRETARY

Copy to:

1.

✓ Tvl. M.Ravi , M. Kannan &
ICMC Corporation Limited.
No.27, Elango Nagar
Kottivakkam, OMR
Chennai 600 041

(Renewal of TNRERA is to be obtained within 6 months extended time given due to COVID 19 pandemic, as per the Circular dated 22.5.2020 issued by TNRERA).

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

3. The Deputy Financial Analyst, (For refund of Security Deposit for Building and Display
Finance Division, CMDA 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.







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



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](tel:+919996129996)
www.verified.realestate