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V.Srinivasan. aiia.,
Registered Architect - Council of
Architecture
Reg. No.:
CA/96/19755

Srinivas & Associates

architects

Firm Arcade, P-47/1, 17th Street, Anna Nagar,

Chennai - 600 040. Ph : 4217 2501. E-mail : srinivasanvkm@gmail.com

GSTIN : 33ABIPS2154C1ZZ

PAN : ABIPS2154C

FORM-4
ARCHITECT'S CERTIFICATE

Date: 25.2.2022

To

Pushkar Properties (P) Ltd,
Rep. by Mr. P. Kruthivas - Director
Old No.3, New No.51, "F" Block,
2nd Main Road, Annanagar East,
Chennai – 600 102.

Sub: Certificate of Completion of Construction Work of "PUSHKAR'S PRADAAN", Stilt + Four Floors with 32 dwelling units at TNHB Block No.M-39, M40 and M41, East Avenue, Korattur, Chennai-600 080, comprised in Survey No: 1241PT, 1233PT T. S. No. 271/1 & 271/3, Block No. 74, Ward No. E, situated at KORATTUR Village, Ambattur Taluk, Thiruvallur District.

Ref: TN/29/BUILDING/0099/2019 DT.04.7.2019.

Sir,

I have undertaken assignment as Architect of certifying completion of Construction Work of "PUSHKAR'S PRADAAN", Stilt + Four Floors with 32 dwelling units at TNHB Block No.M-39, M40 and M41, East Avenue, Korattur, Chennai-600 080, comprised in Survey No: 1241PT, 1233PT T. S. No. 271/1 & 271/3, Block No. 74, Ward No. E, situated at KORATTUR Village, Ambattur Taluk, Thiruvallur District, being developed by Pushkar Properties (P) Ltd, Old No.3, New No.51, "F" Block, 2nd Main Road, Annanagar East, Chennai – 600 102.

::2::

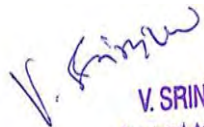
2. Following technical professionals are appointed by Promoter:

1.	Architect Firm Name & Address Registration Details Certified in PP Application	Mr. V. Srinivasan, AIIA M/s. Srinivas & Associates P-47/1, 17th Street, Anna Nagar, Chennai - 600 080. CA/96, 19755 License Number R.A.No.344 RA/Gr.I/19/03/074.
2.	Structural Consultant Firm Name & Address Registration Details Certified in PP Application	Dr. Alex Jacob M/s. United Consultants, 41/A, Beach Road, Kalakshetra Colony, Chennai-90 600 090 433 SE/GR-I/19/02/001

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I, hereby certify that "PUSHKAR'S PRADAAN", stilt plus four floors residential building with 32 dwelling units at TNHB Block No.M-39, M40 and M41, East Avenue, Korattur, Chennai-600 080, comprised in Survey No: 1241PT, 1233PT T. S. No. 271/1 & 271/3, Block No. 74, Ward No. E, situated at KORATTUR Village, Ambattur Taluk, Thiruvallur District, has been completed in all aspects. The Building is granted Completion Certificate bearing number **CMDA/CC/NHRB/N/ 108/2021 dated 25.06.2021 by CMDA.**

Thank you,

Yours Faithfully,


V. SRINIVASAN, AIIA.
Registered Architect-CA/96, 19755
Licensed Surveyor-Corporation of Chennai
R.A. No. 344
Firm Arcade, P-47/1, 17th Street Anna Nagar,
Chennai-600 080. Ph: 2628 6529



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, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director,
CMWSSB, No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028

Letter No.CMDA/CC/NHRB/N/108/2021

Dated: 25-06-2021

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt floor + 4 floors Residential Building with 32 dwelling units at TNHB Block No.39, 40, 41, East Avenue Road, Periyar Nagar, Korattur, Chennai-80 in Old S.No.1233(part), 1241(part), T.S.No.271/1 & 271/3, Block No.74, Ward-'E' of Korattur village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/Spl.Bldg /52 A & B /2019, in letter No. B3/20619/2018 dated 29.03.2019 in Planning Permit No. 12435.
 2. Completion Certificate Application received from the applicant on 09.04.2021.
 3. This office letter even no. dated 17.06.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0019261, dated 18.06.2021.

This is to certify that Mr.P.Kruthivas, GPA of Thiru.E.Sachidanandam & 17 others have constructed Stilt floor + 4 floors Residential Building with 32 dwelling units at TNHB Block No.39, 40, 41, East Avenue Road, Periyar Nagar, Korattur, Chennai-80 in Old S.No.1233(part), 1241(part), T.S.No.271/1 & 271/3, Block No.74, Ward-'E' of Korattu village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/Spl.Bldg /52 A & B /2019, in letter No. B3/20619/2018 dated 29.03.2019 in Planning Permit No. 12435, 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/North-II /155/2021, dated: 25-06-2021.

//pto//

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.

Yours faithfully,

J. J. [Signature] 25/6/21
for MEMBER-SECRETARY

Copy to:

- 1 Mr.P.Kruthivas,
GPA of Thiru.E.Sachidanandam & 17
others, Old No.3, New No.51,
'F' Block, 2nd Main Road,
Anna Nagar East,
Chennai-102.
- 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
4. The System Analyst, Computer Cell,
CMDA, (to update Webpage)

[TNRERA registration certificate of project
Form 'C' No.TNRERA/2272/2019 and
registration No.TN/02/Building/0099/2019
dated 04.07.2019. The registration shall be
valid till 30.06.2021.]

(For Refund of SD for building & DB)

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.

PUSHKAR's PRADAAN

Site Photos







our services doesn't just end there



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Property Documentation & Workflow Tools

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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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