



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

25.07.2021

To

M/s. MK Constructions

Rep. Mr. V.Karthikeyan & Mr. N.Doss,

No. 23B, Metro City Phase-1,

Rajankuppam, Ayanambakkam,

Chennai – 600 095.

Subject - Certificate of Completion of Construction Work of stilt + 3 floors residential Building.

The Building of the Project (TNRERA Registration Number- TN/02/Builing/0017/2020) situated on the Plot bearing No.21,Metro city Phase-1,Ayanambakkam on S.No. 148/2,180, New S.No. 148/24,180/31. demarcated by its boundaries (latitude and longitude of the end points) 13.068043 to the North to the South 80.146349 to the East to the west of Division Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Chennai – 600 095. Measuring 5328.00 Sq.Ft. area being developed by M/S. MK Constructions.

Sir,

I P.Sathish have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Building stilt + 3 floors residential Building situated on the Plot bearing No.21,Metro city Phase-1,Ayanambakkam on S.No. 148/2,180, New S.No. 148/24,180/31, ion Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Chennai – 600 095. Measuring 5328.00 Sq.Ft. area being developed by M/S. MK Constructions.


P.SATHISH, B.TECH CIVIL
REGISTERED ENGINEER GRADE-I (RE)
CHENNAI DEVELOPMENT AUTHORITY (CMDA)
REGISTRATION No. RE/GR-I /050
NO. 8, MAIN STREET, NEW ANNA NAGAR,
PUDUCHUR, AMBATTUR, CHENNAI-600 053
Mob: 9962209816
E-mail: shapzsfoundation@gmail.com

2. Following technical professionals are appointed by M/S. MK Constructions (as applicable)

- (i) M/s/Thiru/Tmt. **P.Sathish** as Architect/Engineer
- (ii) M/s/Thiru/Tmt. **Dinesh** as Structural Consultant
- (iii) M/s/Thiru/Tmt. **R.S. Jegath** 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 P.Sathish hereby certify that stilt + 3 floors residential Building has been completed in all aspects. The residential building / Single Block of the Building is granted Completion Certificate bearing number C.C.No.EC/C-II/114/2021 dated 28.04.2021 CMDA (competent Authority) .

Yours Faithfully,


P.SATHISH, B.TECH CIVIL
REGISTERED ENGINEER GRADE-I (RE)
CHENNAI DEVELOPMENT AUTHORITY (CMDA)
REGISTERED ENGINEER GRADE-I (RE)
No. 3, MAIN STREET, NEW ANNA NAGAR,
PUDHUR, AMBATTUR, CHENNAI-600 053
Mob: 9962209816
E-mail: shapzsfoundation@gmail.com

Signature

Name – P.SATHISH

REG.No. – RE/GR-I/19/03/050.

**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 Commissioner,
Thiruverkadu Municipality,
Chennai-600 077.

Letter No. CMDA/CC/NHRB/C/0083/2021**Dated: 28 -04-2021**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 3 Floors Residential building with 15 dwelling units availing PFSI at Plot No. 21, Metro City Phase – I, Ayanambakkam comprised in Old S. Nos. 148/2, 180, New S. Nos. 148/24, 180/31 of Ayanambakkam Village within Thiruverkadu Municipality limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/NHRB/247/2019 Permit No.12830 in letter No. PP/SB/C/372/2019 dated 17.09.2019.
- 2) TNRERA registration of project in Reg. No. TN/02/Building/0017/2020 vide Letter No. TNRERA/0035/2020 dated 23.01.2020.
- 3) Completion Certificate Application from M/s. MK Constructions, represented by Thiru. V. Karthikeyan & Thiru. N. Doss, dt. 18.03.2021.
- 4) This Office even Lr. No. dated 21.04.2021.
- 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0019088 dated 23.04.2021.
- 6) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos. 6912 & 6913/2019 dated 12.04.2019.

This is to certify that constructed Stilt Floor + 3 Floors Residential building with 15 dwelling units availing PFSI at Plot No. 21, Metro City Phase – I, Ayanambakkam comprised in Old S. Nos. 148/2, 180, New S. Nos. 148/24, 180/31 of Ayanambakkam Village within Thiruverkadu Municipality limit vide CMDA Planning Permission No. B/NHRB/247/2019 Permit No.12830 in letter No. PP/SB/C/372/2019 dated 17.09.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate as in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C. No. EC/C-II/ 114 /2021 dated 28 -04-2021.

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,

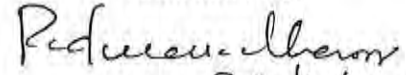
P.T.O.

CMDA/CC/NHRB/C/0083/2021

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 6th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,


28/10/2021
for MEMBER-SECRETARY
28/10/21

Copy to:

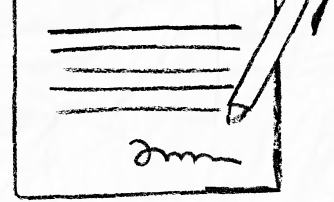
1. M/s. MK Constructions,
Represented by Thiru. V. Karthikeyan &
Thiru. N. Doss,
No. 23 – B, Metro City Phase – I,
Rajan Kuppam,
Ayanambakkam,
Chennai – 600 095.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor,
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst,
Finance Division, CMDA
(For refund of Security Deposit for Building
and Display Board) & STP
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.



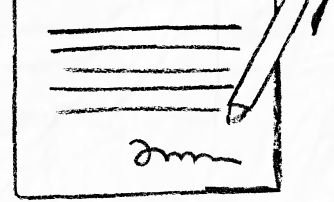
NRI & Investment Services

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