Verified RealEstate™

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™



architecture + value

FORM 4

ARCHITECT'S CERTIFICATE

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

Date: 02.12.2022

To

The FIRM FOUNDATIONS & HOUSING PVT LTD
Q 93, 4TH Main Road,
Anna Nagar, Chennai – 600040.

Subject: Certificate of Construction Work of **FIRM's PADMASRI Tn Rera Registeration no.TN/29/Building/0175/2020** Stilt + 5 Floors with 9 dwelling units of Residential Building Availing Premium FSI at Plot no.3760, Door no.18/50, 15th street Q Block Annanagar Chennai, Comprised in Old S.no.87 part T.S.no. 53 Block no.3 of Mullam village Annanagar Chennai demarcated by its boundaries 15.55 mts to the North 15.55 mts to the South 24.39mts to the East 24.39 mts to the West , Comprised in Old S.no. 87 part T.S.no. 53 Block no.3 of Mullam village Annanagar Chennai admeasuring 37 sq.mts. area being developed by FIRM FOUNDATIONS & HOUSING (P) LTD. .

Sir,

I/We **V.S. Vigneswar** have undertaken assignment as Architect of certifying Completion of Construction Work of the **FIRM'S PADMASRI**, Situated at Plot no.3760 Door no.18/50, 15th street Q Block Annanagar Chennai, Comprised in Old S.No.87 part T.S.no.53 **Block no.3 of Mullam village Aminjikarai Chennai.** .

V.S. VIGNESWAR
Architect
CA/2011/51914
No. 3, 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566157840

architecture + value

Ad measuring 379 sq.mts are being developed by **FIRM FOUNDATIONS & HOUSING PVT LTD** Name as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:

i. M/s./Shri/Smt. V.S.VIGNESWAR as Architect

ii. M/s./Shri/Smt. C.KANNAN as Structural Consultant

iii. M/s./Shri/Smt. D. THALAPATHY as Site Supervisor

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 Building at Plot no.3760 Door no.18/50, 15th street Q Block Annanagar Chennai, comprised in old S.no.87 part T.S.no.53 Block no.3 of Mullam village Aminjikarai Chennai,has been completed in all aspects. The Building is granted completion certificate bearing CC NO.EC/NORTH –I/345/2022 dated 21.10.2022 by Chennai Metropolitan Development Authority.

Yours faithfully

V.S.VIGNESWAR

RA/GR.1/19/03/022 ON 01.03.2019

V.S. VIGNESWAR
Architect
CoA/2011/51914
No. 3, 'N' Street, K.G. Colony,
Chennai - 600 010. Cell : 9566157840

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-I/378/2022 Dated: 21-10-2022

Sir,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor + 5 Floors Residential building with 9 dwelling units at Plot No.3760, Door No.18/50, 15th Street, 'Q' Block, Anna Nagar East comprised in Old S.No.87part, T.S. No.53, Block No.3 of Mullam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/360/2019, in letter No. PP/NHRB/N/526/2019 dated 15.11.2019 in Planning Permit No.12943 availing Premium FSI.
2. Completion Certificate Application received from the applicant on 28.09.2022.
3. This office letter even no. dated 12.10.2022 addressed to the applicant.
4. Applicant letter received on 19.10.2022 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0022316, dated 18.10.2022.
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. C.Kasturi Raj GPA for M/s.Vijayaraghavan & 4 others has constructed Stilt Floor + 5 Floors Residential building with 9 dwelling units at Plot No.3760, Door No.18/50, 15th Street, 'Q' Block, Anna Nagar East comprised in Old S.No.87part, T.S. No.53, Block No.3 of Mullam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/360/2019, in letter No. PP/NHRB/N/526/2019 dated 15.11.2019 in Planning Permit No.12943 availing Premium FSI 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-I / 345 /2022, dated: 21-10-2022**.

//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.

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 Thiru.C.Kasturi Raj,
GPA for M/s.Vijayaraghavan & 4 others
Door No.93'Q' Block,
4th Main Road,
Anna Nagar,
Chennai-40.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration certificate of project Form 'F' No.TNRERA/7785/2021 and registration No.TN/29/Building/0175/2020 in letter No.TNRERA/2336/2020 dated 12.06.2020. Extension of registration granted from **January 2022 to December 2022**

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
(For Refund of SD for building & DB)

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.

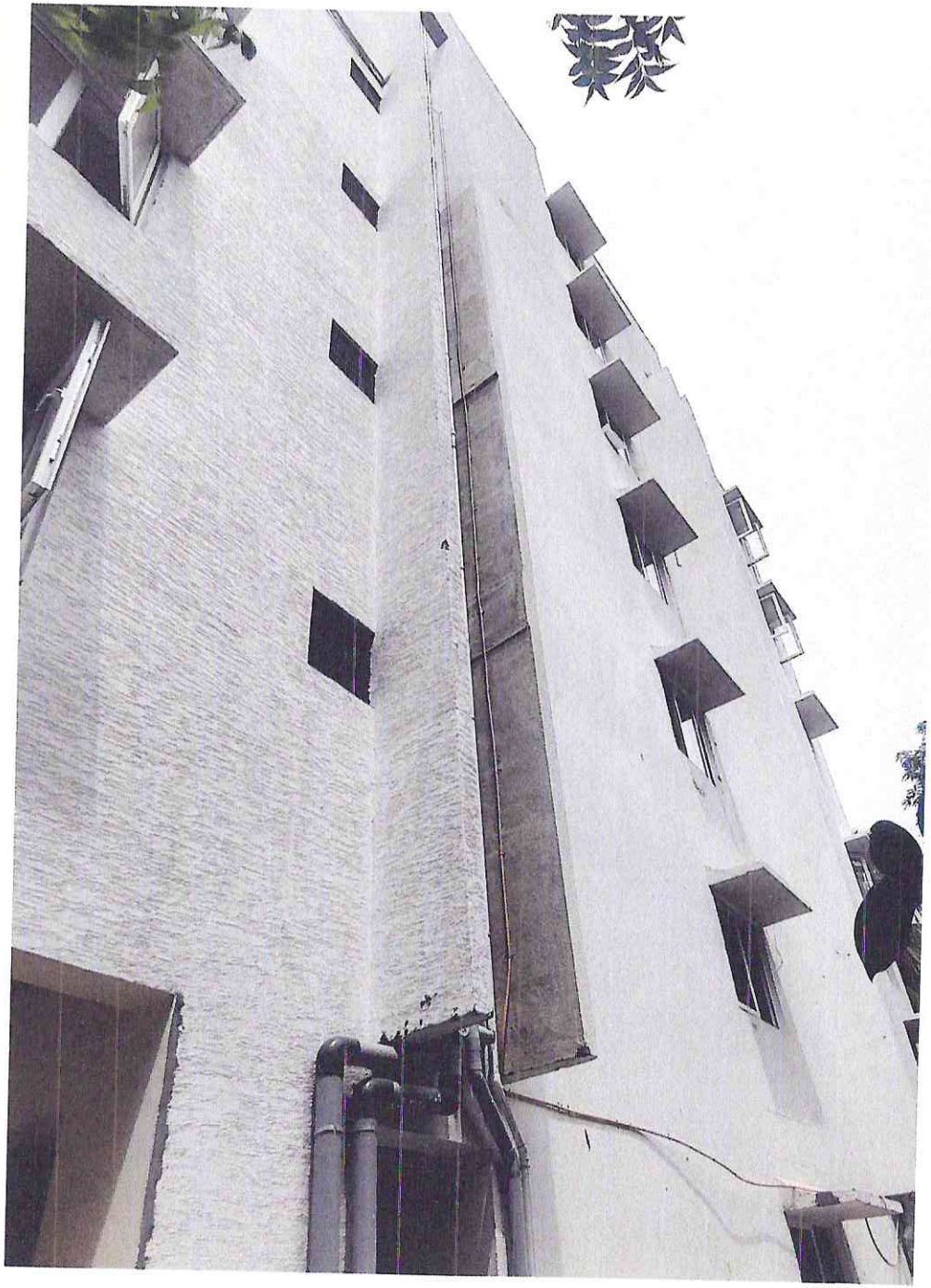
(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.



Q-50 PROJECT PHOTOS









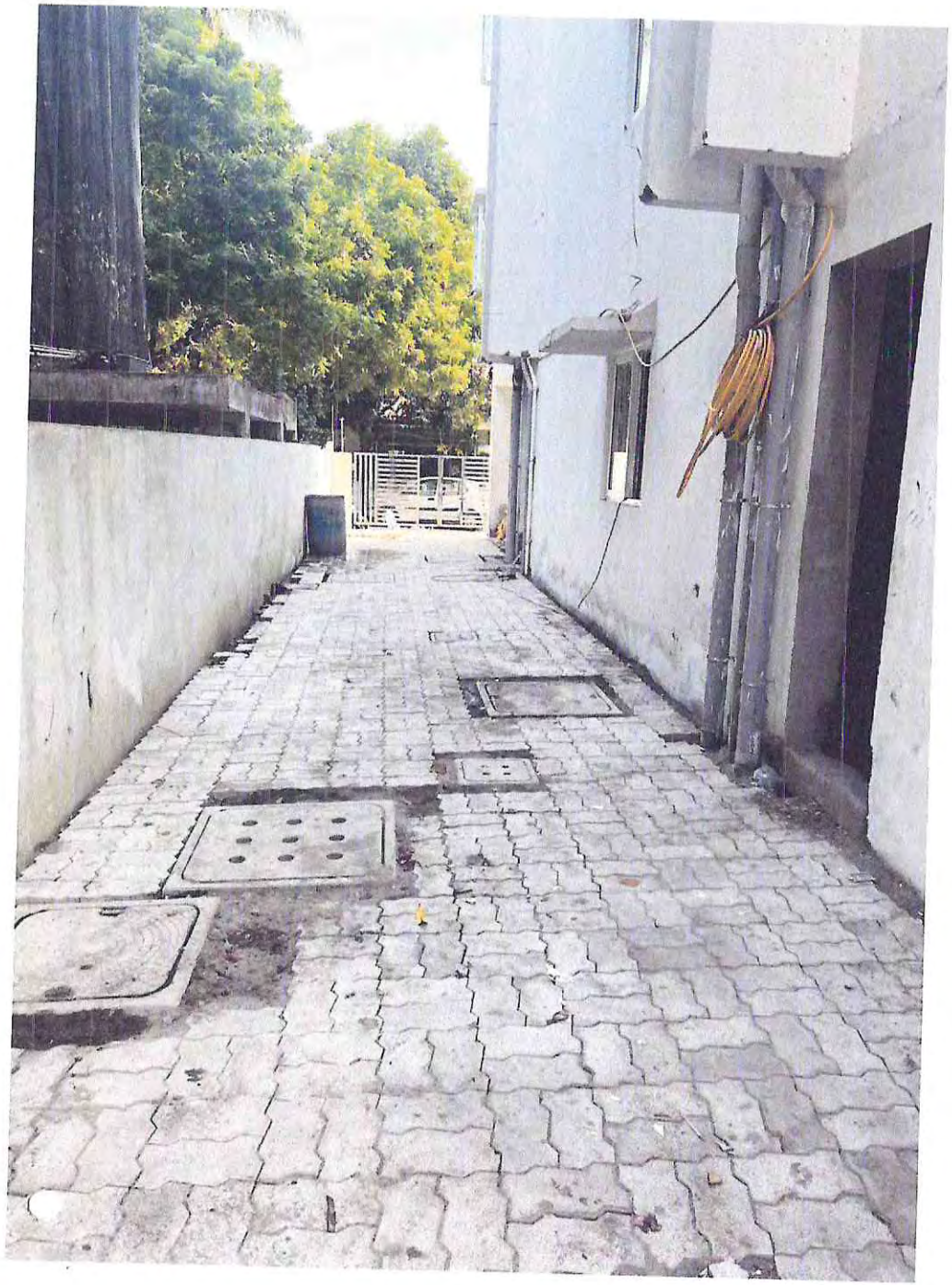




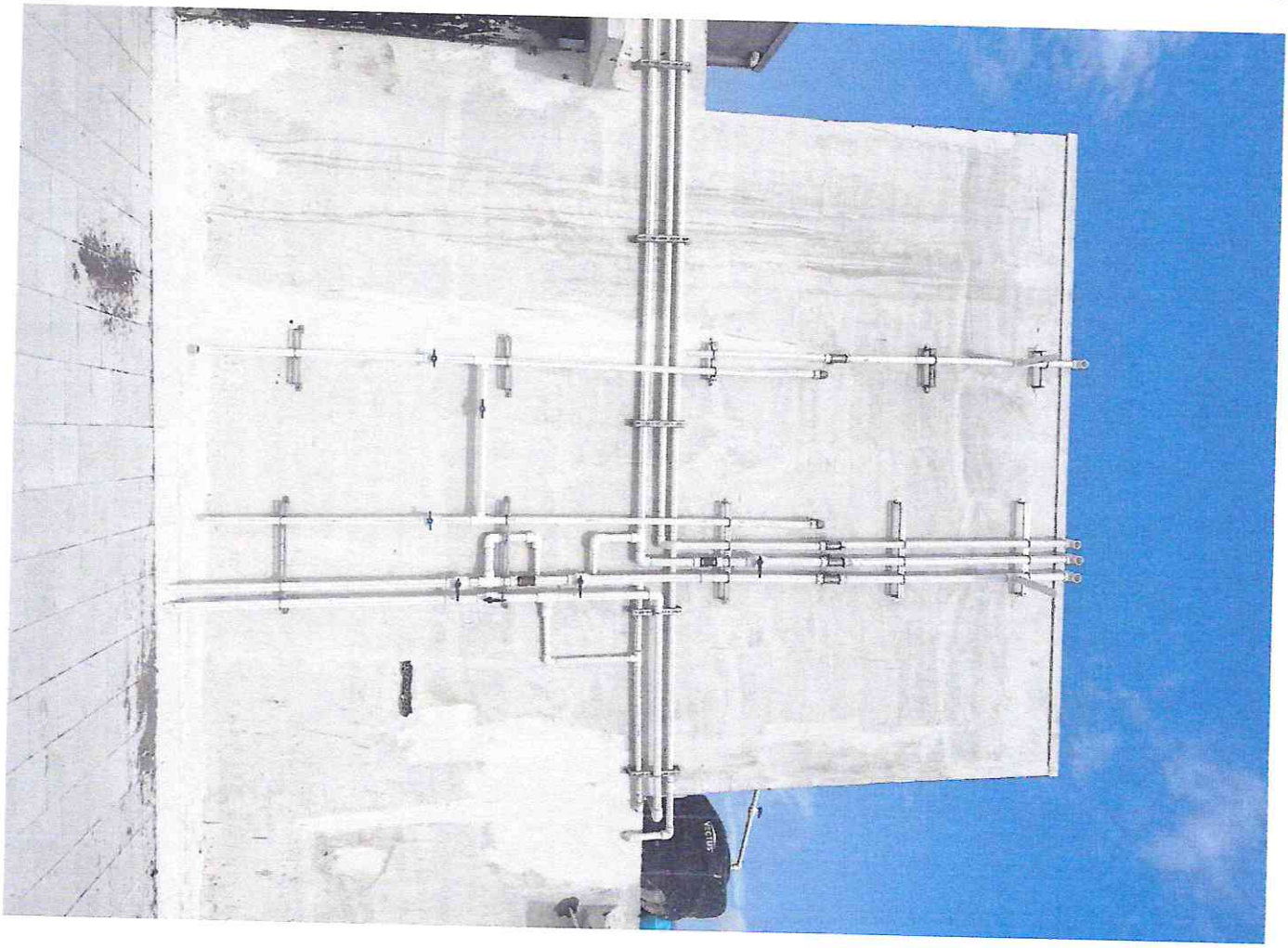














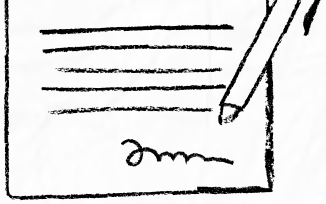












our services doesn't just end there

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

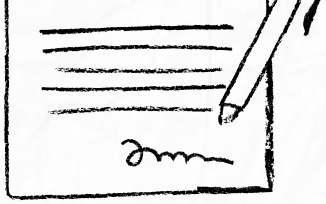
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate