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Kharche
Associates

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 18-09-2021

To

M/s. DRA AADITYA SOUTH CITY PROJECTS PVT. LTD.,

Khivaraj Complex – II, 1st Floor,

No.480, Anna Salai,

Nandhanam, Chennai – 600035.

Subject: Certificate of Completion of Construction Work of "PLATHIN" Construction of Basement Floor + Stilt Floor + 7 Floor + 8 Floor part Commercial Building with Shops and Offices and Swimming Pool (out of approved 3 Blocks), (TNRERA Registration Number TN/29/Building/0188/2020 dated 24/06/2020) situated on the Plot bearing No.27/2A, 27/4A, 27/5, 27/6, 27/7, 29/1G, 29/1H, 29/6A, Inner Ring Road, situated in Madipakkam Village, Sholinganallur Taluk, Chennai District measuring 9840.27 sq.mts. area being developed by DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.

Sir,

1. I have undertaken assignment as Architect/Engineer of certifying completion of "PLATHIN" Construction of Basement Floor + Stilt Floor + 7 Floor + 8 Floor part Commercial Building with Shops and Offices and Swimming Pool (out of approved 3 Blocks) situated on No.27/2A, 27/4A, 27/5, 27/6, 27/7, 29/1G, 29/1H, 29/6A, Inner Ring Road, situated in Madipakkam Village, Sholinganallur Taluk, Chennai District measuring 9840.27 Sq.mts. area being developed by DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD.,

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

- I. Mr. PRASANTH S KHARCHE as Architect/Engineer
- II. Er. S. SENTHIL as Structural Consultant
- III. M/s. ESOLUTIONS CONSULTANCY PRIVATE LIMITED as MEP Consultant
- IV. Mr. BALAJI R S 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/We hereby certify that "PLATHIN" - Construction of Basement Floor + Stilt Floor + 7 Floor + 8 Floor part Commercial Building with Shops and Offices and Swimming Pool (out of approved 3 Blocks) has been completed in all aspects. The building is granted Completion Certificate bearing number EC/South-II/191/2021 dated 23-07-2021 by CMDA.

Yours Faithfully,

PRASHANTH S KHARCHE

B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172019 dt. 23.10.2019
Reg. No. RA/Gr.1/19/03/091 Dt. 18.03.2019
Reg. No. CGLRGN/RA/Gr.1/2019/04/005 Dt. 02.05.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006. 20 shafee mohamed road, chennai 600 006
V : + 91 044 2829 1291, 3874 3261, Fax : 2829 0651

info@kharche.com

+ 91 (0) 44 2829 1291/ 3874/ 3261

www.kharche.com



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

FINAL 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/HRB/S/0072/2021

Dated:23.07.2021

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Block - 3: Basement Floor + Stilt Floor + 7th Floor + 8th Floor (Part) commercial building with shops and offices at S.No.27/2A, 27/4A, 27/5, 27/6, 27/7, 29/1G, 29/1H and 29/6A of Madipakkam Village IRR Southern Segment within the limit of Greater Chennai Corporation – Final Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission No.8152, C/PP/MSB-IT/10 A to G /2014 in file No.C3(N)/10153/2011 dated 11.03.2014 & Renewal of Planning Permission vide No.C/PP/MSB/55 A to G/2019, Permit No.11996 in Letter No.EC/S-II/4001/2019 dated 28.11.2019.
 2. NOC from IAF in letter No.TAM/5218/ATC(PC-35/19) dated 09.06.2019.
 3. NOC from PWD –WRO LR.No.Tho5(7)/19355/ Permission/2011 dated 29.03.2012.
 4. Compliance Certificate issued by DF&RS in letter No. D.Dis.No. 8558/C1/2019 vide CC No.28/2019 dated 17.06.2019 & Compliance Certificate issued by DF&RS in letter No. D.Dis.No. 1727/C1/2021 CC No.15/2021 dated 04.05.2021.
 5. EIA Compliance Certificate issued in letter No.EP/12-1/SEIAA/2019-2020/15/TN/1138 dated 16.07.2019.
 6. Partial Completion Certificate No.EC/South-II/228/2019 dated 27.08.2019 issued in letter No.EC/S-II/7691/2019.
 7. Final Completion Certificate Application from M/s.Greata Enterprises and Developers Pvt., Ltd., dated 10.03.2021 Represented by Power Agent M/s.ADA Aadithya South City Projects Pvt., Ltd., dated 10.03.2021.
 8. This office D.C Letter even No. dt.20.07.2021.
 9. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019517 dated 22.07.2021.

This is to certify that M/s.Greata Enterprises and Developers Pvt., Ltd., has constructed Block - 3: Basement Floor + Stilt Floor + 7th Floor + 8th Floor (Part) commercial building with shops and offices at S.No.27/2A, 27/4A, 27/5, 27/6, 27/7, 29/1G, 29/1H and 29/6A of Madipakkam Village IRR Southern Segment within the limit of Greater Chennai Corporation

Contd.,

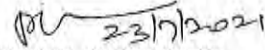
CMDA/CC/HRB/S/0072/2021

sanctioned vide CMDA Planning Permission No.8152, C/PP/MSB-IT/10 A to G /2014 in file No.C3(N)/10153/2011 dated 11.03.2014 & Renewal of Planning Permission vide No.C/PP/MSB/55 A to G/2019, Permit No.11996 in Letter No.EC/S-II/4001/2019 dated 28.11.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Final Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 191 /2021 dated 23.07.2021.

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, 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,

 23/7/2021

for MEMBER-SECRETARY

Copy to:

1. M/s.Greata Enterprises and Developers Pvt., Ltd.,
1st Floor, Khivraj Complex – II,
No.480, Anna Salai, Nandanam,
Chennai – 600 035.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.
3. The Deputy Financial Analyst,
Finance Division, CMDA.
4. The System Analyst, Computer Cell, CMDA.
(to update Webpage).



(For Refund of Security Deposit for
Building, STP and Display Board)

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.
- iii. Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the Competent Authority as per G.O.Ms.No.97, MAWS Dept. dated 07.07.2015 and undertaken given by the applicant.

THE
PLATHIN

PLATHIN COMPLETION PHOTOS SEPTEMBER 2021



C

THE
PLATHIN

EASTSIDE ELEVATION



THE
PLATHIN

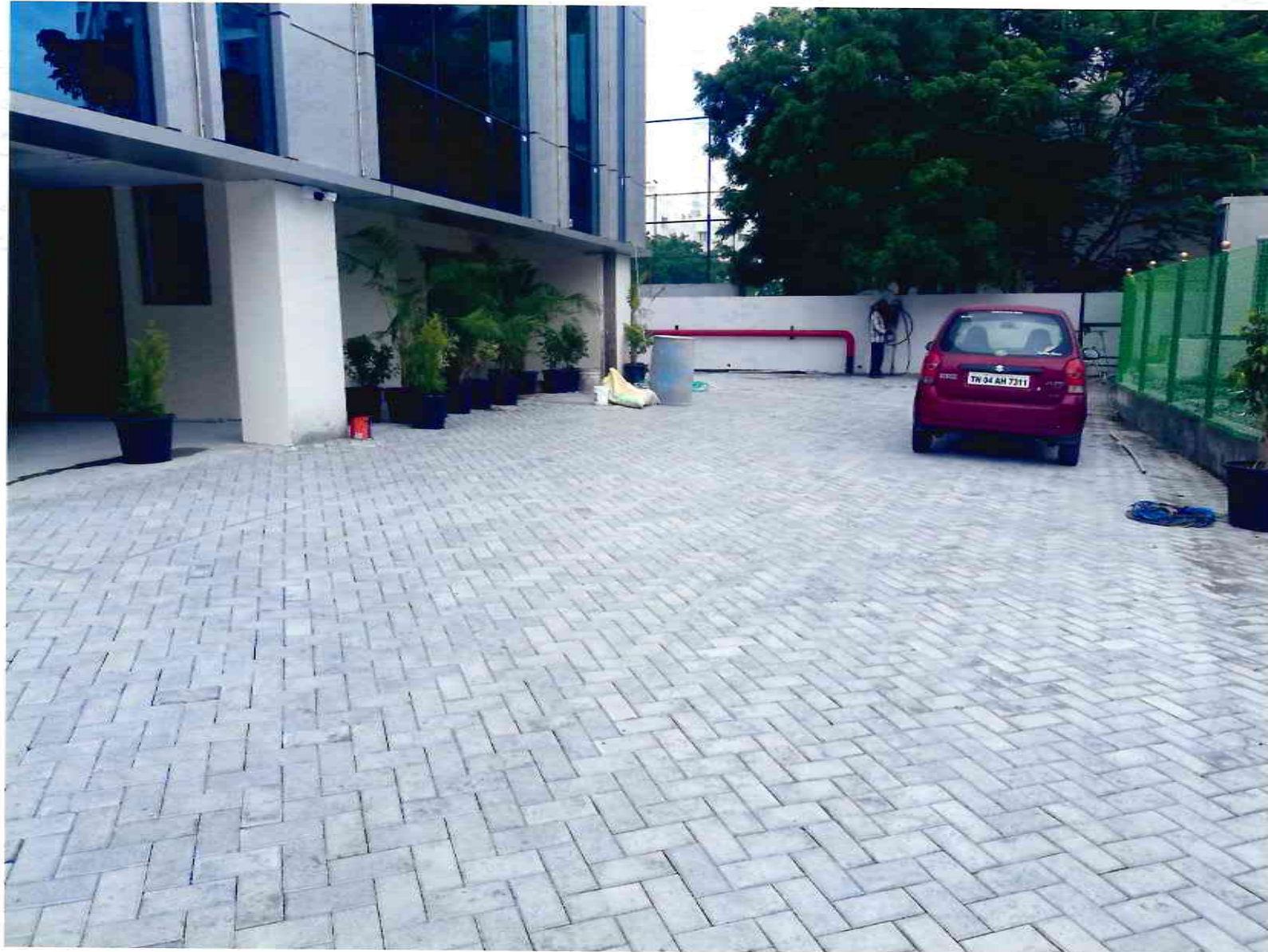
NORTHSIDE ELEVATION



THE
PLATHIN

SOUTHSIDE ELEVATION







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

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