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NANDA & ASSOCIATES
ARCHITECTS

FORM - 4

ARCHITECT's CERTIFICATE

Date:10/11/2021

To
M/s. PEARL CONSTRUCTIONS
Plot No:16, Gayathri Nagar,
Medavakkam, Chennai - 600100.

Subject:

Certificate of Completion of Construction work of " **PEARL UDAYA** " Building of the project (TNRERA Registration Number **TN/01/Building/0020/2020, dated:23/01/2020,** situated on the Plots bearing Nos.: 1 & 2, 8th Street and 2nd Main Road, Sowmiya Nagar, comprised in old Survey No. 429/1 Part. New Survey No.429/264B (As per present Patta) demarcated by its Boundaries, East By - Land in Survey No: 429/1A1A/1, West By- Land in Survey No: 429/1A1E1, North By - 50 feet Road, South By- 30 feet Road, situated at Perumbakkam Village, Tambaram Taluk, Chengalpattu District, measuring **1722.42 Sq.mts.** total area being developed by **M/s. PEARL CONSTRUCTIONS.**

Sir,

I **M.S. NANDAKUMAR** have undertaken assignment as Architect of certifying completion of construction work of " **PEARL UDAYA"** of the building situated on the Plots bearing Nos.: 1 & 2, 8th Street and 2nd Main Road, Sowmiya Nagar comprised in old Survey No. 429/1 Part. New Survey No.429/264B (As per

No. 36, Ground Floor, Saraswathi Illam, Janakiraman Colony Main Road, Arumbakkam, Che
044 - 23637420 | nandaarchitects@gmail.com
www.nandaarchitects.com

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present Patta) demarcated by its Boundaries, East By - Land in Survey No: 429/1A1A/1, West By- Land in Survey No: 429/1A1E1, North By - 50 feet Road, South By- 30 feet Road, situated at Perumbakkam Village, Tambaram Taluk, Chengalpattu District, measuring **1722.42 Sq.mts.** total area being developed by **M/s. PEARL CONSTRUCTIONS.**

2. Following technical professionals are appointed by owner / Promoter

i) M/s. Nanda & Associates as Architect .

ii) Mr. P.Nallathambi as Structural Consultant

iii) Thiru. P. Pandian as Site supervisor.

3. Based on Completion certificate received from Structural Engineer and Site supervisor and to the best of my knowledge, I hereby certify that "PEARL UDAYA" building has been completed in all aspects. The "PEARL UDAYA" of the building is granted Completion Certificate bearing Number CMDA/CC/NHRB/S/0115/2021, dated: 28/04/2021 by C.M.D.A.

Yours Faithfully

M.S. NANDA KUMAR
CMDA Regn No.RA/Gr.1/19/02/015

M.S. Nanda Kumar, B.Arch.,
Reg. No: CA/2000/25903
No. 36, Saraswathi Illam, Ground Floor,
Janakiram Colony Main Road,
Arumbakkam, Chennai-600 106.
CMDA Regn. No. RA/Gr.1/19/02/015
Mobile: 9940013577
Email: ninesquares@gmail.com

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, 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 Commissioner
St. Thomas Mount Panchayat union.
@ Chitlapakkam
Chennai

Letter No. CMDA/CC/NHRB/S/0115/2021 **Dated: 28-04-2021**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt floor + 5 floors residential building with 20 dwelling units availing Premium FSI at Plot No.1 & 2, 8th Street and 2nd Main Road, Sowmiya Nagar, Perumbakkam, Chennai 601 302 in Old S.No.429/1 (part), New S.No.429/264B (as per Pata) of Perumbakkam village, within the limit of S.t Thomas Mount Panchayat Union – Completion Certificate – Issued – Reg.

Ref:
1) CMDA Planning Permission No. B/NHRB/358/2019 Permit No.12941 in letter No.PP/NHRB/S(B1)/623/2019 dated 05.11.2019.
2) Completion Certificate Application from Thiru R.M. Thirumeni, GPA for M/s. Aravind Real Estates Pvt. Ltd. dated 15.04.2021.
3) This office letter even No. dated 23.04.2021
4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019106 dated 27.04.2021
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 R.M. Thirumeni, GPA for M/s. Aravind Real Estates Pvt. Ltd. have constructed Stilt floor + 5 floors residential building with 20 dwelling units availing Premium FSI at Plot No.1 & 2, 8th Street and 2nd Main Road, Sowmiya Nagar, Perumbakkam, Chennai 601 302 in Old S.No.429/1 (part), New S.No.429/264B (as per Pata) of Perumbakkam village, within the limit of St. Thomas Mount Panchayat Union sanctioned vide Planning Permission No. B/NHRB/358/2019 Permit No.12941 in letter No.PP/NHRB/S(B1)/623/2019 dated 05.11.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 113 /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, 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 5th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

28/4/2021

for MEMBER-SECRETARY

28/4/2021

Copy to:

1. Thiru R.M. Thirumeni
   GPA for M/s. Aravind Real Estates Pvt. Ltd.
   1/355, Kalathumettu 3rd Street
   Kottivakkam
   Thiruvanmiyur, Chennai 600 041
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai – 600 008
   (TNRERA project registration certificate No.TN/01/Building/0020/2020 dated 23.1.2020 "Pearl Udaya" in file No.TNRERA/7815/2019 valid till Decmber 2022)
3. The Deputy Financial Analyst,
   Finance Division, CMDA
   (For refund of Security Deposit for Building, Septic Tank and Display Board)
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

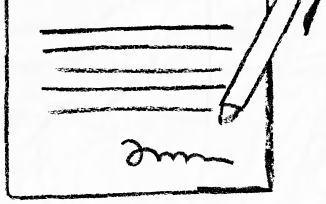
i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant

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.


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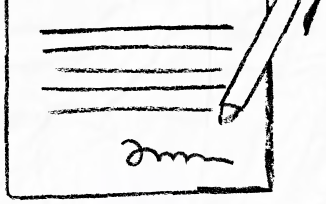
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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