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FORM-4

ARCHITECT 'S CERTIFICATE

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

To

M/s Kochar Homes Pvt Ltd
No: 24/12, Raghaviah Road,
T.Nagar, Chennai 600 017

Date:17-05-2022

Sub: Certificate of Completion of Construction Work of Building/ Kochar Neetu Arjun Garden Building/ Residential Stilt + 5 Floors – 4 Block of the Building of the Project (TNRERA Registration Number TN/01/Building/0332/2020 dated 14.09.2020) situated on the Plot bearing Survey no./Plot no./Door No . 394/2, 396/2, 401/2, 404/1B, 404/2 Tharapakkam Main Road, Gerugambakkam, Chennai demarcated by its boundaries (latitude and longitude of the end points) to the North 13°00'30.82" to the South 80°08'11.32" to the East to the West of Division Gerugambakkam Village, Pallavaram Taluk, Kancheepuram District PIN 600122 measuring 7500 sq. mts . area being developed by (Promoter ' s Name) M/s Kochar Homes Pvt Ltd

Sir

We have undertaken assignment as Architect/ Engineer of certifying completion of Construction Work of Kochar Neetu Arjun Garden Building/ Residential Stilt + 5 Floors – 4 Block building /Block /Tower of the Building situated on the plot No ./Survey no ./ Door no 394/2, 396/2, 401/2, 404/1B, 404/2 Tharapakkam Main Road, Gerugambakkam, Chennai, Gerugambakkam Village, Pallavaram Taluk, Kancheepuram District PIN 600122 measuring 7500 sq. mts . area being developed by (Promoter ' s Name) M/s Kochar Homes Pvt Ltd

2. Following technical professionals are appointed by Owner/ Promoter : (as applicable)
(i) M/ s /Thiru/Tmt. A Venkat as Architect /Engineer
(ii) M/ s /Thiru/Tmt. Alex Jacob as Structural Consultant
(iii) M / s /Thiru/Tmt. Bala Murugan as MEP Consultant
(iv) M/ s /Thiru/Tmt. as Paul 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 Building/ Kochar Neetu Arjun Garden Building/ Residential Stilt + 5 Floors – 4 Block of the Building has been completed in all aspects . The Building/ Block of the Building is granted Completion Certificate bearing number C.C NO. EC/Central-I/117/2022 Dated: 29.04.2022 by (Competent Authority) CMDA.

Yours Faithfully ,
Signature&Name (IN BLOCK LETTERS) of
L. S / Architect with (License No. RA/Gr.I/19/03/053

A.VENKATAKRISHNAN, B.ARCH.,
ARCHITECT LICENSED SURVEYOR
CLASS I No. R.A.41
CMDA REGN. No. RA/GR.I/19/03/053
CORPORATION REGN. No. RA100052019
No. 18, THIRD SEAWARD ROAD,
VALMIKI NAGAR, THIRUVANMIYUR,
CHENNAI-600 041. Ph: 044-2457 2457

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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 Commissioner
Kundrathur Panchayat Union
Kundrathur, Chennai

2) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002

Letter No. CMDA/CC/NHRB/C/108/2022 Dated: 29-04-2022

Sir,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of Group development of 4 Blocks comprising stilt floor + 5 floors residential building with 138 dwelling units (Block A – 28, Block B – 40, Block C – 40, Block D-30 dwelling units) at Tharapakkam Main road, Gerugambakkam, Chennai – 122, comprised in S.No. 394/2, 396/2, 401/2, 404/1B & 404/2 of Gerugambakka village within the limits of Kundrathur Panchayat Union – Completion Certificate - Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/NHRB/52/A-E/2020, in Letter No.PP/NHRB/C/972/2019 , dated 05.02.2020, Planning Permit No.13321.
2. **TNRERA registration No.TN/01/Building/0332/2020, dated 14.09.2020 in Lr. No.TNRERA/2954/2020.**
3. Your Completion Certificate application through online dated 17.03.2022.
4. This office letter even no. dated 25.04.2022 addressed to the applicant
5. Additional Development Charges and I&A charges remitted in CMDA Receipt No B0021321, dated 27.04.2022.
6. **W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019**

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This is to certify that M/s. Kochar Homes Pvt. Ltd., GPA of Thiru. Arjun and Tmt.Neetu Arjun has constructed Group development of 4 Blocks comprising stilt floor + 5 floors residential building with 138 dwelling units (Block A – 28, Block B – 40, Block C – 40, Block D-30 dwelling units) at Tharapakkam Main road, Gerugambakkam, Chennai – 122, comprised in S.No. 394/2, 396/2, 401/2, 404/1B & 404/2 of Gerugambakka village within the limits of Kundrathur Panchayat Union . The building was inspected and observed that the building has been completed as per approved plan in the reference 1st cited and satisfies the CC 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/Central-I /117/2022, dated: 29-04-2022.**

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

Yours faithfully.

29.4.2022

for **MEMBER-SECRETARY**

Copy to:

1. M/s. Kochar Homes Pvt. Ltd.,
   GPA of Thiru. Arjun and Tmt.Neetu Arjun
   No.24/12, Raghaviah Road,
   T.Nagar,
   Chennai – 17

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
   (For Refund of Security Deposit for building, Display Board & Septic Tank. SD for Building & Display Board charges remitted)
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.



BLOCK - A NORTH ELEVATION



BLOCK - A EAST ELEVATION.



BLOCK - A WEST ELEVATION



BLOCK - A SOUTH ELEVATION



BLOCK - B. NORTH ELEVATION



BLOCK - B EAST ELEVATION



BLOCK-B NORTH ELEVATION



BLOCK-B SOUTH ELEVATION



BLOCK - C WEST ELEVATION



BLOCK - C SOUTH ELEVATION.



BLOCK - C EAST ELEVATION.



BLOCK - C NORTH ELEVATION



BLOCK-D NORTH ELEVATION



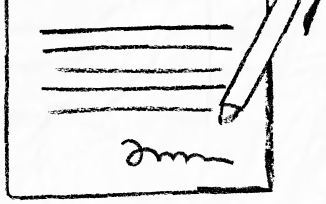
BLOCK-D SOUTH ELEVATION



BLOCK - D WEST ELEVATION



BLOCK - D EAST ELEVATION



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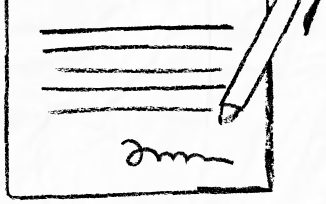
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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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

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Chennai, India

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