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FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 1/6/2022

To

The Chairperson,
TN RERA, 1st Floor,
No. 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai - 8

Subject: Certificate of Completion of Construction Work of **Sreerosh Zinia** Building Single Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0473/2020) situated on the Plot bearing Survey no./Plot no./Door No. Old No. H-29, (New No. H-2), 5th Street, Anna Nagar East, Plot No. 3477, H Block, Chennai-600102 demarcated by its boundaries (latitude and longitude of the end points) 13.08986.80..22038 to the North to the 13.089961.80.220336 South 13.089763.80.220332 to the East13.089853.80.220285 to the west of 101 Division, Mullam Village, Purasaiwalkam Taluk, Chennai Distric,t PIN 600107, measuring 501sq.mts. area being developed by **M/s. SREEROSH PROPERTIES (P) LTD.**

Sir,

1. I/Harris M, STAPATI Architect have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of **Sreerosh Zinia** Building/Block/Tower Singleof the Building situated on the plot No./Survey no./ Door no Old No. H-29, (New No. H-2), 5th Street, Anna Nagar East, Plot No. 3477, H Block, Chennai-600102 Division ***101,*** Village Mullam, Taluk Purasaiwalkam, District Chennai, PIN 600102, measuring 501 sq.mts. area being developed by **M/s. SREEROSH PROPERTIES (P) LTD.** (Promoter's Name)

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

   (i) M/s/Thiru/Tmt. Harris M, STAPATI Architect as Architect/Engineer

   (ii) M/s/Thiru/Tmt. SPS Inbarajan as Structural Consultant

   (iii) M/s/Thiru/Tmt. Sumanam Engineering Service (p) ltd as MEP consultant

   (iv) M/s/Thiru/Tmt.M. Arumugamas Site Supervisor/clerk ofworks

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 **Sreerosh Zinia** -Building/ Block of the Building has been completed in all aspects. The **Zinia** Building Single block of the Building is granted Completion Certificate bearing number **CC No. EC/North-I/129/2022** dated 10.05.2022 by CMDA (competent Authority).

Yours Faithfully,

Signature & Name of L.S/Architect with License No.

HARISH.M, Architect
STAPATI Architecture, Planning, Interiors.
COA Reg. C/V/2006/38306
No.57, Sreerosh Centre, 3rd Floor,
New Avadi Road, Kilpauk
Chennai - 600 010.
Email ID: harish@stapati.com
Mobile No: 9740078707

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	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/120/2022 Dated: 10-05-2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completion Certificate application for the construction of Stilt floor + 5 Floors Residential building with 10 dwelling units at Plot No.3477, Arignar Anna Nagar, 'H' Block, Door No.H-29, New No.H-2, 5th Street, Anna Nagar East, Chennai-102 comprised in S.No.6part & 1part(as per Doc), Old S. No.1part & 7part (as per patta), T.S. No.282, Block No.3 of Mullam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:
1. CMDA issued Planning Permission No. B/NHRB/315/2020, in letter No. PP/NHRB/N/167/2020 dated 26.09.2020 in Planning Permit No. 13684 with Premium FSI.
2. Your Completion Certificate application received on 26.03.2022.
3. This office letter even no. dated 26.04.2022 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0021336, dated 29.04.2022.
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 M/S.Sreerosh Properties (P) Ltd., Rep. by its Director Mr.D.Dhiraj has constructed Stilt floor + 5 Floors Residential building with 10 dwelling units at Plot No.3477, Arignar Anna Nagar, 'H' Block, Door No.H-29, New No.H-2, 5th Street, Anna Nagar East, Chennai-102 comprised in S.No.6part & 1part(as per Doc), Old S. No.1part & 7part (as per patta), T.S. No.282, Block No.3 of Mullam village, Chennai, within the limit of Greater Chennai Corporation. CMDA issued Planning Permission No. B/NHRB/315/2020, in letter No. PP/NHRB/N/167/2020 dated 26.09.2020 in Planning Permit No. 13684 with 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 /129/2022, dated: 10-05-2022.**

//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,

10/5/22

for MEMBER-SECRETARY

10/5

Copy to:

1 M/S.Sreerosh Properties (P) Ltd.,
Rep. by its Director Mr.D.Dhiraj,
No.97, , Sreerosh Centre, 2nd Floor,
New Avadi Road,
Kilpauk,
Chennai-10.

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 'C' No.TNRERA/6922/2020 and registration of building vide Form 'C' No.TN/29/Building/0473/2020 dated 22.12.2020.
(For Refund of SD for building & DB)

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

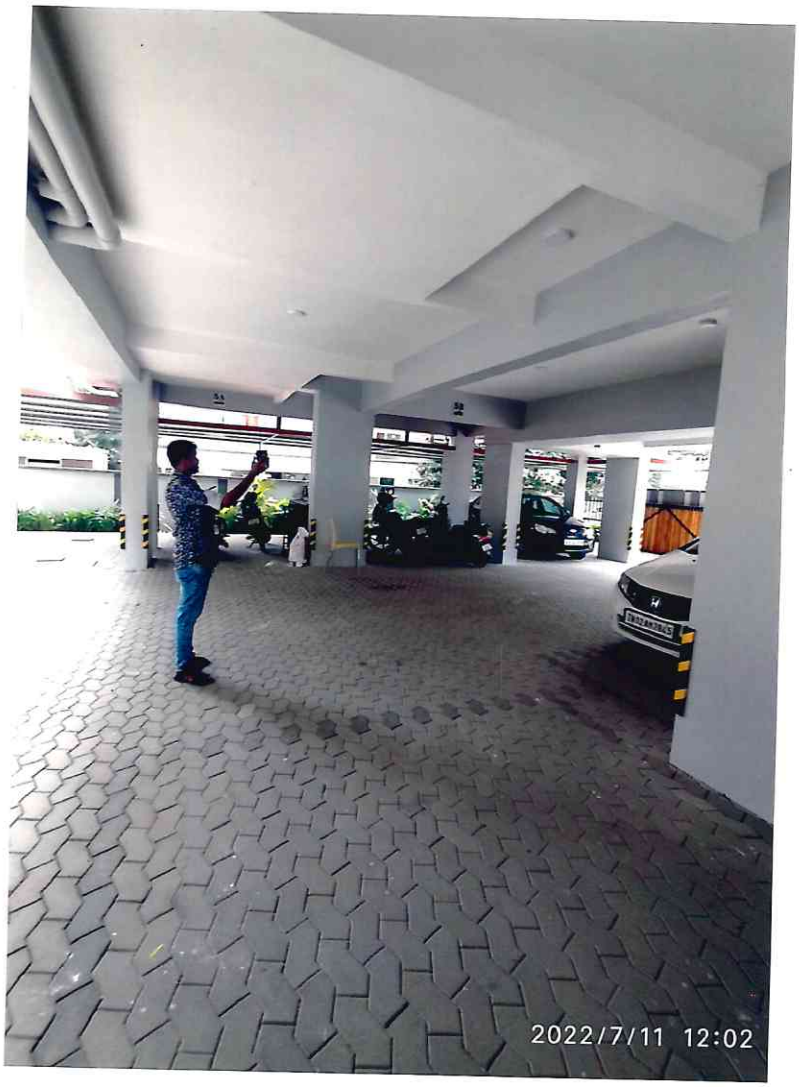
Note:

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

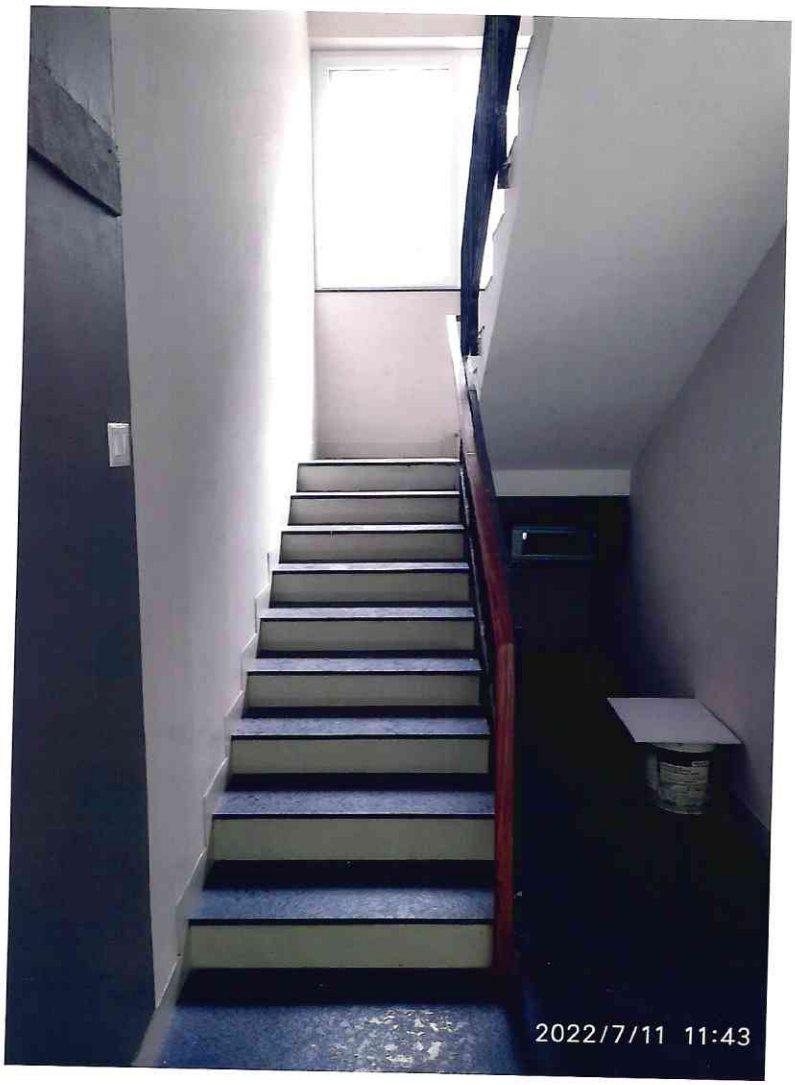
(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.


2022/7/11 11:59

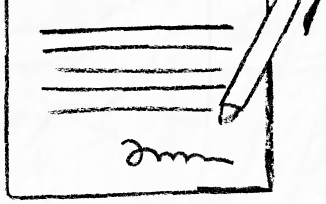

12:00


2022/7/11 12:02




2022/7/11 11:43


2022/7/11 12:02



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

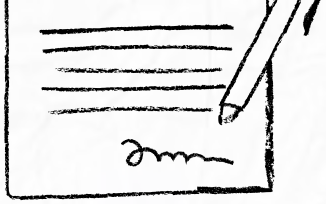
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



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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

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OMR Thoraipakkam,
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