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FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 29 October 2021

To

SPP Realty
26 Muker Nalla Muthu street
Chennai – 600 0001
Subject:

Certificate of Completion of Construction Work of Building SPP GRAND Block 1 of the Building of the Project (Building/0021/2021)situated on the Plot bearing Survey no 190-7 / Plot no 1 and Plot No 2 demarcated by its boundaries (latitude 12.903596 and longitude 80.083656 to the North by land owned by VK Pattu Naicker, to the South Land Owned By Sri Raman to the East by 16 Feet road the West by 20 feet road of Perungalthur village, Tambarm Taluk, Kancheepuram District and area being 4800 sqft developed by SPP Realty

Sir, I have undertaken assignment as Architect certifying completion of Construction Work of Building/Block/Tower of the Building situated on the of Building SPP GRAND Block 1 of the Building of the Project (Building/0021/2021)situated on the Plot bearing Survey no 190-7 / Plot no 1 and Plot No 2 demarcated by its boundaries (latitude 12.903596 and longitude 80.083656 to the North by land owned by VK Pattu Naicker, to the South Land Owned By Sri Raman to the East by 16 Feet road the West by 20 feet road of Perungalthur village, Tambarm Taluk, Kancheepuram District and area being 4800 sqft developed by SPP Realty

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

(i)Thiru SR VISHVA VIJAY – Consulting Engineers

ii)Thiru SPS Inbaraj as Structural Consultant

(iii) Thiru Vimal 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 Building SPP GRAND Block 1 of the Building has been completed in all aspects. The Building is granted Completion Certificate bearing number CMDA/CC/NHRB/S/0280/2021 dated 29 October 202.

Yours Faithfully,

Signature & Name

SR VISHVA VIJAY (License No RA/GR11/19/06/019.

S R VISHVA VIJAY
CONSULTING ENGINEER
Registered Architect - CMDA NoRA/GRII/19/06/019
No 8/403,East Avenue Road, Muthumizh Nagar,
Chennai 600 118 , Cell - 98404 44652
Email - cmdaplan@gmail.com


S.P.P. Grand


S.P.P. Grand




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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, 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/S/0280/2021 **Dated:29.10.2021**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Stilt Floor + 3 Floors (12.0m height) - Residential Building with 12 dwelling units at Plot No.1 & 2 as per approved sub-division, Periyalvar Street and Muthuvelar Cross Street, Perungalathur, Chennai – 600 063 in Old S.No.190/1, 190/3, 190/4, 190/5, New S.No.190/7 of Perungalathur Village within the Limits of Perungaluthur Town Panchayat – Completion Certificate – Issued – Reg.

Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No.B/NHRB/20/2020, Planning Permit No.13089 dated 20.01.2020 in file No. PP/NHRB/S(B1)/0948/2019.
3. Completion Certificate Application received from Tvl.Pritesh Mardia and Prathiba Mardia GPA for Thiru.S.Ravi dt.22.09.2021.
4. This office D.C.Letter even No.dt.06.10.2021.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020231 dated 25.10.2021.

*****

This is to certify that Tvl.Pritesh Mardia and Prathiba Mardia GPA for Thiru.S.Ravi has Completed the construction of Stilt Floor + 3 Floors (12.0m height) - Residential Building with 12 dwelling units at Plot No.1 & 2 as per approved sub-division, Periyalvar Street and Muthuvelar Cross Street, Perungalathur, Chennai – 600 063 in Old S.No.190/1, 190/3, 190/4, 190/5, New S.No.190/7 of Perungalathur Village within the Limits of Perungaluthur Town Panchayat vide CMDA Planning Permission issued in the reference 2nd cited. It 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 Monitoring Committee.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 301/2021 dated 29.10.2021.**

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 1th cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

29/10/2021

for MEMBER-SECRETARY

29/10/2021

Copy to:

1. Tvl.Pritesh Mardia and Prathiba Mardia,
   GPA for Thiru.S.Ravi,
   Prince Paradise, No.75/4, Jermiah Road,
   Vepery,
   Chennai – 600 007.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Property Registration Certificate No.TN/01/Building/0021/2021, in file No.TNRERA/7212/2020 dated 21.01.2021)

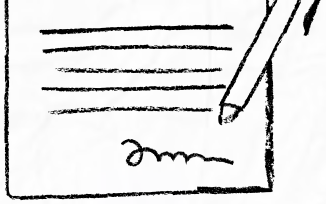
3. The Deputy Financial Analyst
   Finance Division, CMDA.
   (For Refund of Security Deposit for Building, Display Board and Septic Tank)

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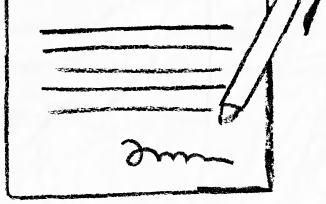
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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We're honored to be part of your real estate journey

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Chennai, India

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