



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



FORM -4

ARCHITECT'S CERTIFICATE

Date : 06.10.2022

To

M/s. THE NEST.,
Rep.by its Managing Partner Mr.M.Shanker Ganesh,
New No.15, Old No.6,
Kamarajar Nagar 4th Street,
Choolaimedu, Chennai – 600 094.,

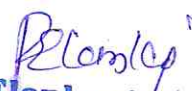
Subject : Certificate of Completion of Construction Work at **NEST CARNIVAL** Building, 1 Block of The Building of the Project (TNRERA Registration Number TN/01/Building/295/2021) situated at Door No.21, MES Road and Sharma Street, East Tambaram, Chennai – 600 059., comprised in Old S.Nos.209/14 & 209/15 (part), as per present TSLR patta, Old S.Nos. 209/14A & 209/15A, New T.S.No.35, Block No.6, Ward No.F demarcated by its boundaries (Latitude and Longitude of the end points) to the North to the South 12.919230 to the East to the West 80.115950 of Irumbuliyur Village, Tambaram Taluk, Chengalpattu District, measuring 1215.16 Sq.mts area being developed by M/s. THE NEST.,

Sir,

I, P.Elankani has undertaken assignment as Architect of certifying completion of Construction Work of **NEST CARNIVAL** Building, 1 Block of the Building situated on the Door No.21, MES Road and Sharma Street, East Tambaram, Chennai – 600 059., comprised in Old S.Nos.209/14 & 209/15 (part), as per present TSLR patta, Old S.Nos. 209/14A & 209/15A, New T.S.No.35, Block No.6, Ward No.F of Irumbuliyur Village, Tambaram Taluk, Chengalpattu District, measuring 1215.16 Sq.mts area being developed by M/s. THE NEST.,

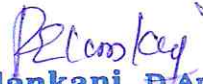
2. Following technical professionals are appointed by Promoter

- (i) Mrs.P.ELANKANI as Architect
- (ii) Mr.N.KANAGAVEL as Structural Consultant
- (iii) Mr.MURUGAN as Project Head
- (iv) Mr.N.VELMANI as Site Supervisor

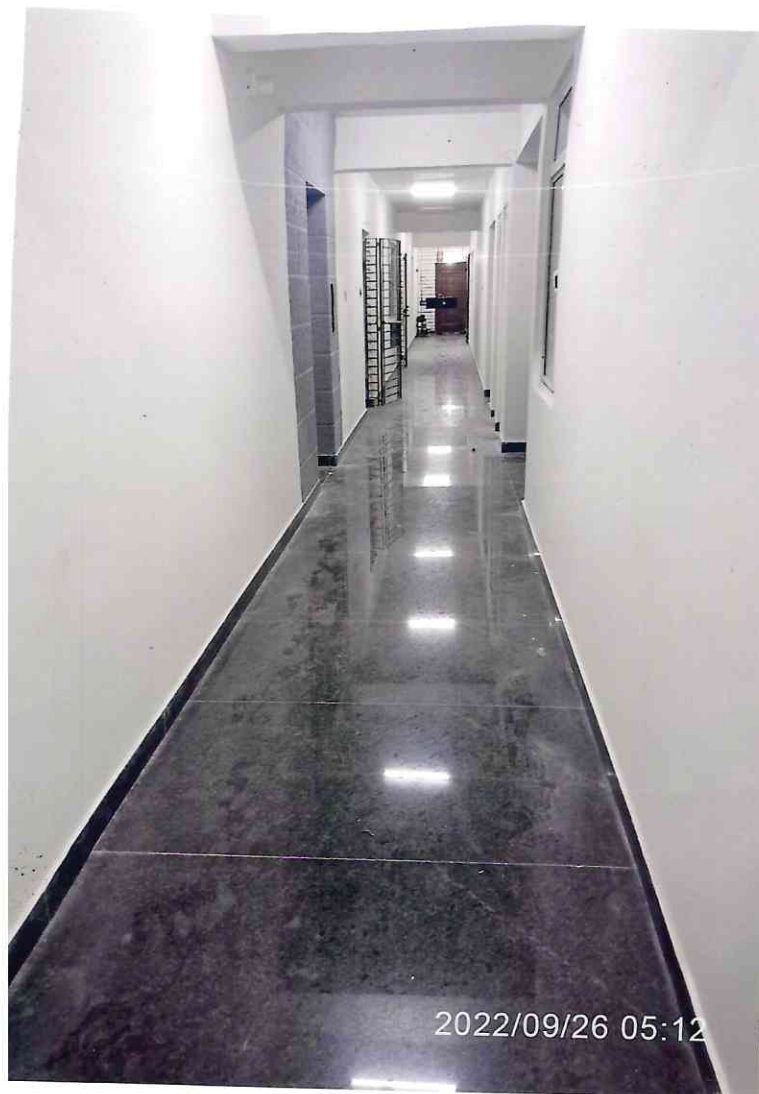

P. Elankani, D.Arch., Asst.,
Registered Architect Grade-II (RA)
RA/Gr.II/19/05/010
No.400, East Street, Mukulam,
Sathanur Karuvakurichi, Thiruvavur,
Mannarkudi-614018,
Mobile: 9500158393
E-mail: architect@nestbuilders.in

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **NEST CARNIVAL** Building, 1 Block of the building has been completed in all aspects. The Nest Carnival Building, 1 Block of the Building is granted Completion Certificate bearing No.CMDA/CC/NHRB/S/168/2022, dated 01.07.2022 by Chennai Metropolitan Development Authority.

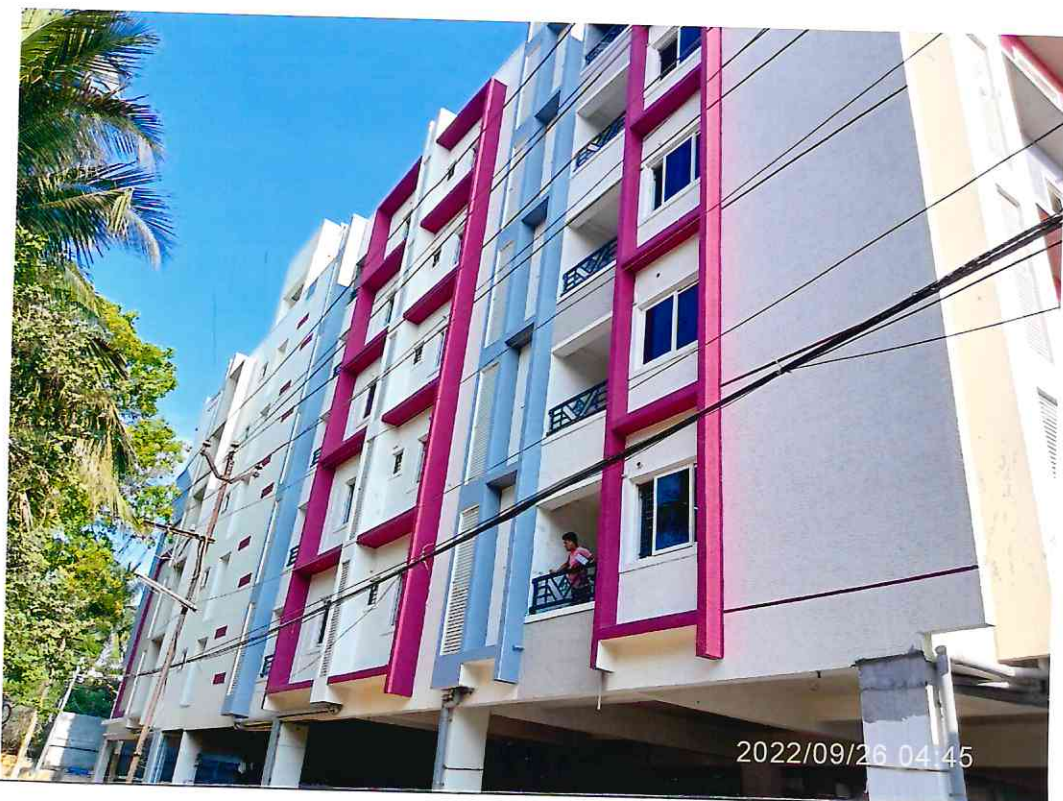
Yours Faithfully


P. Elankani, D.Arch., Asst.,
Registered Architect Grade-II (RA)
RA/Gr.II/19/05/010
No.400, East Street, Mukulam,
Sathanur Karuvakurichi, Thiruvavarur,
Mannarkudi-614018.
Mobile: 9500158393
E-mail: architect@nestbuilders.in

NEST CARNIVAL – COMPLETION PHOTOGRAPHS (INNER VIEW)



NEST CARNIVAL – COMPLETION PHOTOGRAPHS (OUTER VIEW)





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, 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 Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Commissioner
Tambaram Corporation,
Tambaram, Chennai-600 045.

Letter No. CMDA/CC/NHRB/S/168/2022

Dated: 01.07.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Affordable Housing consisting of Stilt Floor + 5 Floors Residential building with 34 dwelling units with Indoor Games room at Door No.21, MES Road and Sharma Street, East Tambaram, Chennai – 600 059 comprised in Old S.No.209/14 & 209/15(part) Old S.No.209/14A & 209/15A, T.S.No.35, Block No.6, Ward No.F (as per TSLR), of Irumbuliur Village within the limits of Tambaram Corporation – Completion Certificate – Issued – Reg.

- Ref: 1. W.P.(MD) No.8948 of 2019 & W.M.P.(MD) Nos. 6912 & 6913 of 2019 dated 12.04.2019.
2. CMDA Planning Permission No. PP/NHRB/171/2021/ A to B in Planning Permit No.14179 in letter No. PP/NHRB/S(B2)/683/2020 dated 29.06.2021.
3. Completion Certificate Application received from M/s. The Nest, Represented by Thiru. M.Shankar Ganesh, on 27.04.2022.
4. This office D.C. Letter even No dated 07.06.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.C101400, dt. 08.06.2022.

This is to certify that M/s. The Nest, Represented by Thiru. M.Shankar Ganesh, has completed the construction of Affordable Housing consisting of Stilt Floor + 5 Floors Residential building with 34 dwelling units with Indoor Games room at Door No.21, MES Road and Sharma Street, East Tambaram, Chennai – 600 059 comprised in Old S.No.209/14 & 209/15(part), Old S.No.209/14A & 209/15A, T.S.No.35, Block No.6, Ward No. F (as per TSLR) of Irumbuliur Village within the limits of Tambaram Corporation 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 & TNCDBR 2019.

Contd.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 190 /2022 dated 01.07.2022.

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 is issued subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in serial No. 11th reference)

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. M/s. The Nest,
Rep by Thiru. M.Shankar Ganesh,
New No.15, Old No.6,
4th Street, Kamarajar Nagar,
Choolaimedu, Chennai – 600 094.
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).

(TNRERA Registration
No.TN/01/Building/295/2021 in letter
No.TNRERA/3875/2021 dated
08.09.2021 and its valid upto March
2023)

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

Note:

- i) The Original Cash Receipt No. B0018806, dated 11.03.2021 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.



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate