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FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 02/02/2023.

To S.B.Ganesh Partner G.K. Promoters,
110.6, Plot 10027, 10660 colony, Anbakkam, Chennai-88.
(Name & Address of Promoter)

Subject: Certificate of Completion of Construction Work of G.K.promoter Thaira Apartments Building/ Block of the Building of the Project (TNRERA Registration Number TN/29/Building/0130/2021) situated on the Plot bearing Survey no./Plot no./Door No. 82d 83. demarcated by its boundaries (latitude and longitude of the end points) latitude 12°-96' longitude 80°-21' to the North to the South to the East to the West of Division Madipakkam Village Shaligram Taluk Chennai District PIN 600091 measuring 1205.66. sq.mts. area being developed by (Promoter's Name) G.K.promoters S.B.Ganesh

Sir,

I/W Lakshmanan have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of G.K.Thaira Apartments Building/Block/Tower Single. of the Building situated on the plot No./Survey no./ Door no 82d 83 of Division 169 Madipakkam. Village Shaligram. Taluk Chennai District PIN 600091. measuring 53091 sq.mts. area being developed by (Promoter's Name)

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

   (i) M/s/Thiru/Tmt. M.Lakshmanan. as Architect/Engineer

   (ii) M/s/Thiru/Tmt. R.Manikandan. as Structural Consultant

   (iii) M/s/Thiru/Tmt. – as MEP Consultant

   (iv) M/s/Thiru/Tmt. Yogesh. as 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 G.K.Promoter Thaira Apartments. Building/ Block of the Building has been completed in all aspects. The Thaira Building/ Single. Block of the Building is granted Completion Certificate bearing number CC.No.RS/South-II/007/2023. dated 10/01/2023 by CMDA. (Competent Authority).

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/Architect with (License No. RE/GR-I/19/03/094.)

M. Lakshmanan

M. LAKSHMANAN B.E
Registered Engineer Grade - I(RE)
Registration No : RE /GR-I/19/03/094
No: 197/198 Ram baratham apts
LIC Nagar 5th Street,
Madipakkam, Chennai - 600 091.
Cell : 9629374103 / 9629370705

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building
No. 1, 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/S/431/2022 **Dated: 10.01.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units, availing Premium FSI at Plot No.82 & 83, Vallal Athiyaman Street, Bageerathi Nagar, Madipakkam, Chennai- 600091 in S.No.93/89A of Madipakkam Village within the Limits of Greater Chennai Corporation – 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. Earlier CMDA Planning Permission No. PP/NHRB/434/2020, Planning Permit No.13903 in Letter No.PP/NHRB/S(B2)/0615/2020. dated.26.12.2020.
3. CMDA Planning Permission No.PP/NHRB/155/2021, dated 18.06.2021 Permit No14163 in letter No.PP/NHRB/S(B1)/0218/2021, dated 18.06.2021.
4. Completion Certificate Application received from Thiru.S.B.Ganesh, GPA for Thiru. Mathi Ezhil Arasu on 22.11.2022.
5. This office D.C.Letter even No. dated 23.12.2022.
6. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0022682 dated 27.12.2022.

*****

This is to certify that. Thiru.S.B.Ganesh, GPA for Thiru.Mathi Ezhil Arasu, has Completed the Construction of Stilt Floor + 3 Floors Residential Building with 15 Dwelling Units, availing Premium FSI at Plot No.82 & 83, Vallal Athiyaman Street, Bageerathi Nagar, Madipakkam, Chennai- 600091 in S.No.93/89A of Madipakkam Village within the Limits of Greater Chennai Corporation vide CMDA Planning Permission 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/007/2023 dated 10.01.2023.**

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 1st cited (Also indicated in the Serial No.12 of Planning Permission approval letter in the reference 3rd cited).

Yours faithfully,

10/01/2023

for MEMBER-SECRETARY

Copy to:

1. Thiru.S.B.Ganesh, GPA for Thiru.Mathi Ezhil Arasu,
   Door No.6, Plot No.27,
   New NGGO Colony,
   2nd Cross Street, Adambakkam,
   Chennai -600088.

10/1/2023

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.
   (TNRERA Letter No. TNRERA/7067/2021, dated 23.12.2021 and its Registration No.TN/29/Building/0430/2021 valid up to 31/08/2023)

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

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

Note:

(i) The Original Cash Receipt No. CMDA/PP/RC/0032/2020 dated 17.12.2020 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.



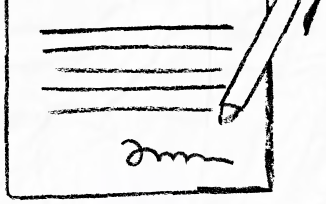












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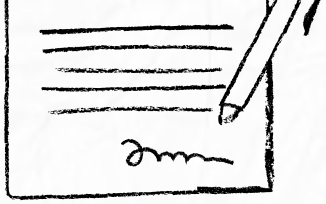
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Forms & Templates, Document Generator, Document Translation, Dictionary

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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