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			and wiring 100% completed / Plumbing: Concealed & External plumbing work 100% completed / Joineries – Windows & Doors Fixing 100% completed / Staircase Handrail fixing 100% completed / Fire Compliance Certificate Obtained / Project Completion Certificate Obtained
2.	Status of common Amenities for each Block/Tower, Item wise		WTP, STP, Fire Tank & UG Sump water proofing completed / compound wall civil work completed / Cable & Strom water trench completed

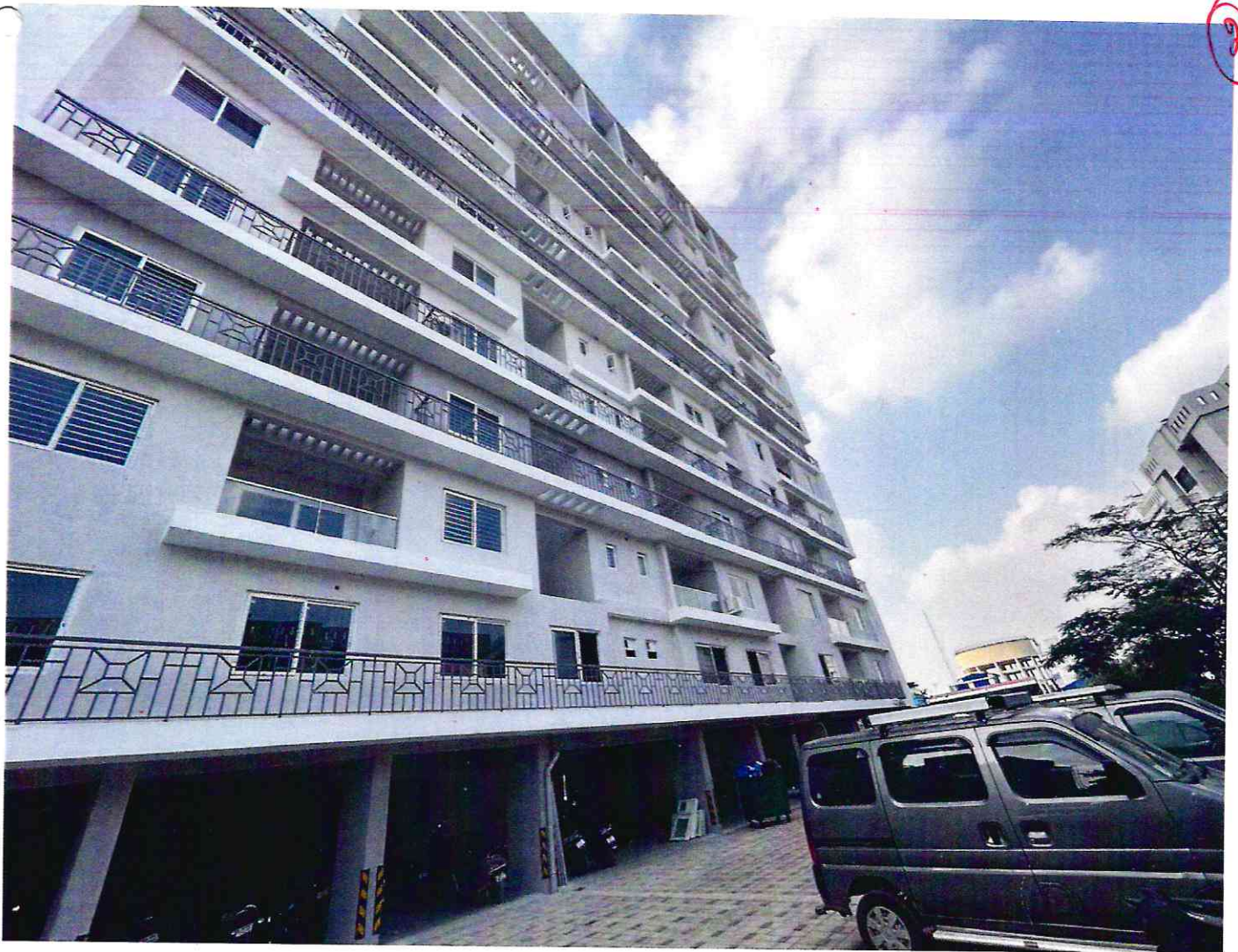
Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs) 6090 lakhs	95%

C. Details of Clearances

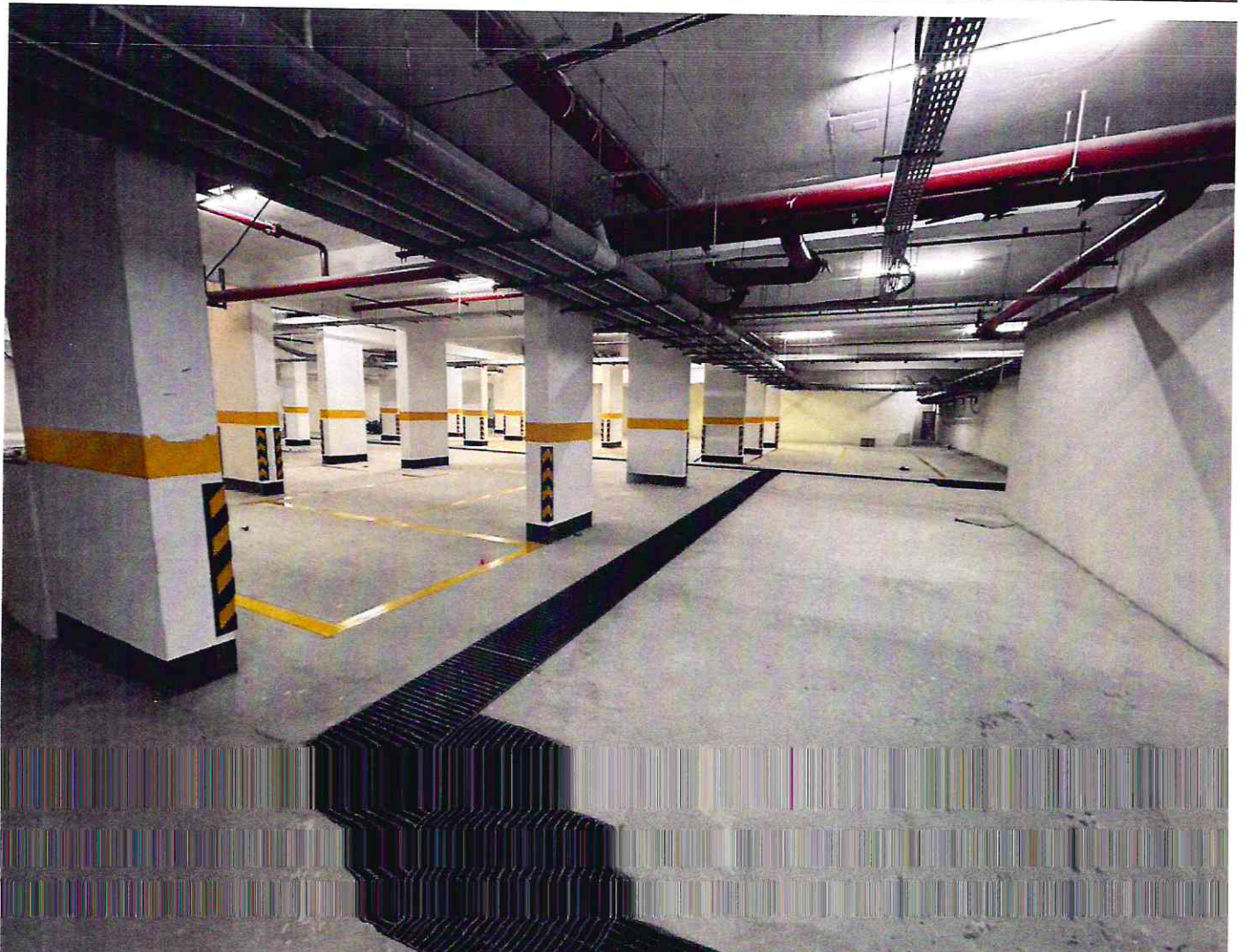
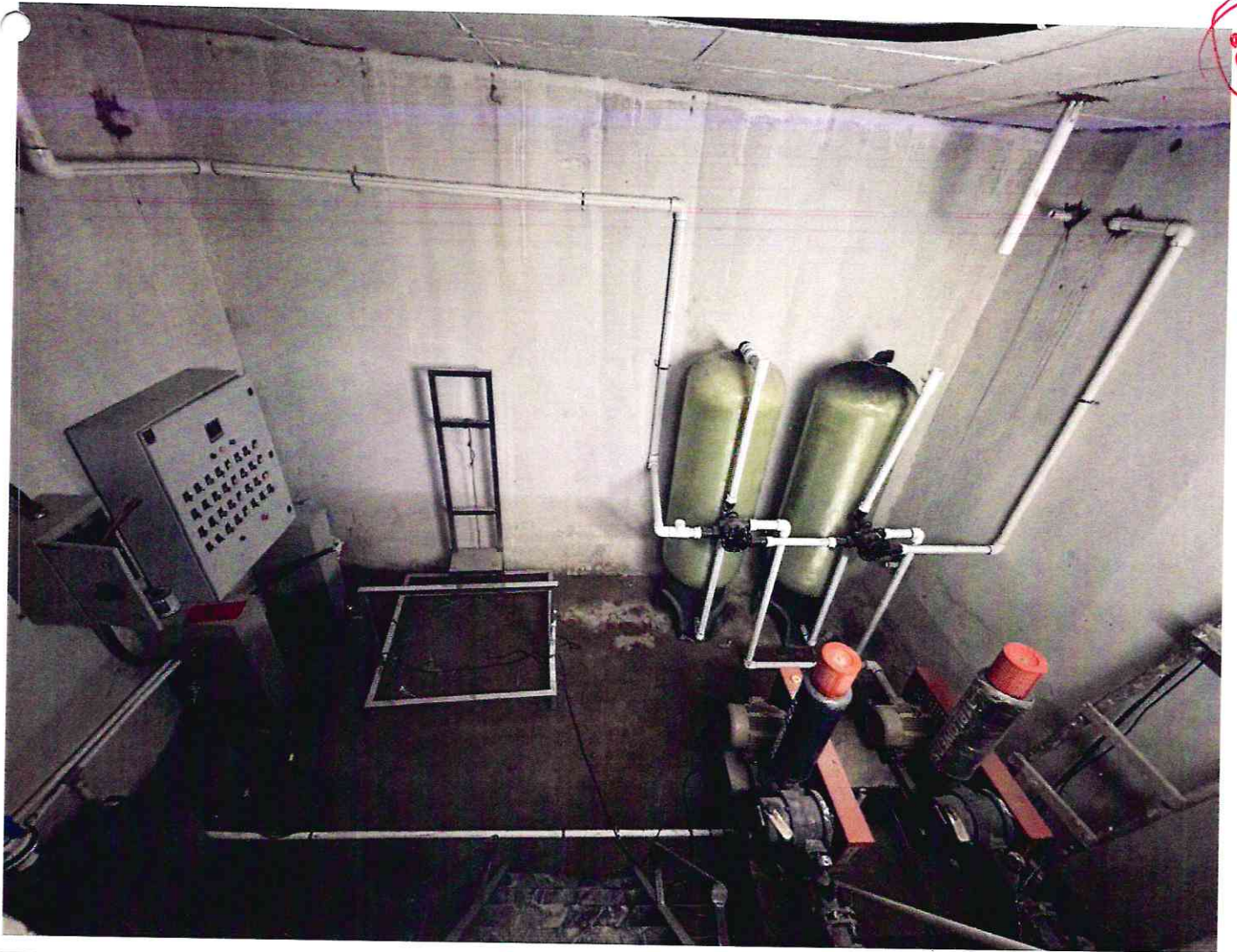
1. Completion Certificate No.CMDA/CC/HRB/C/328/2023
2. Compliance Report, if any (Kindly Specify) **Nil** (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 NA (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ----- (in PDF Format)

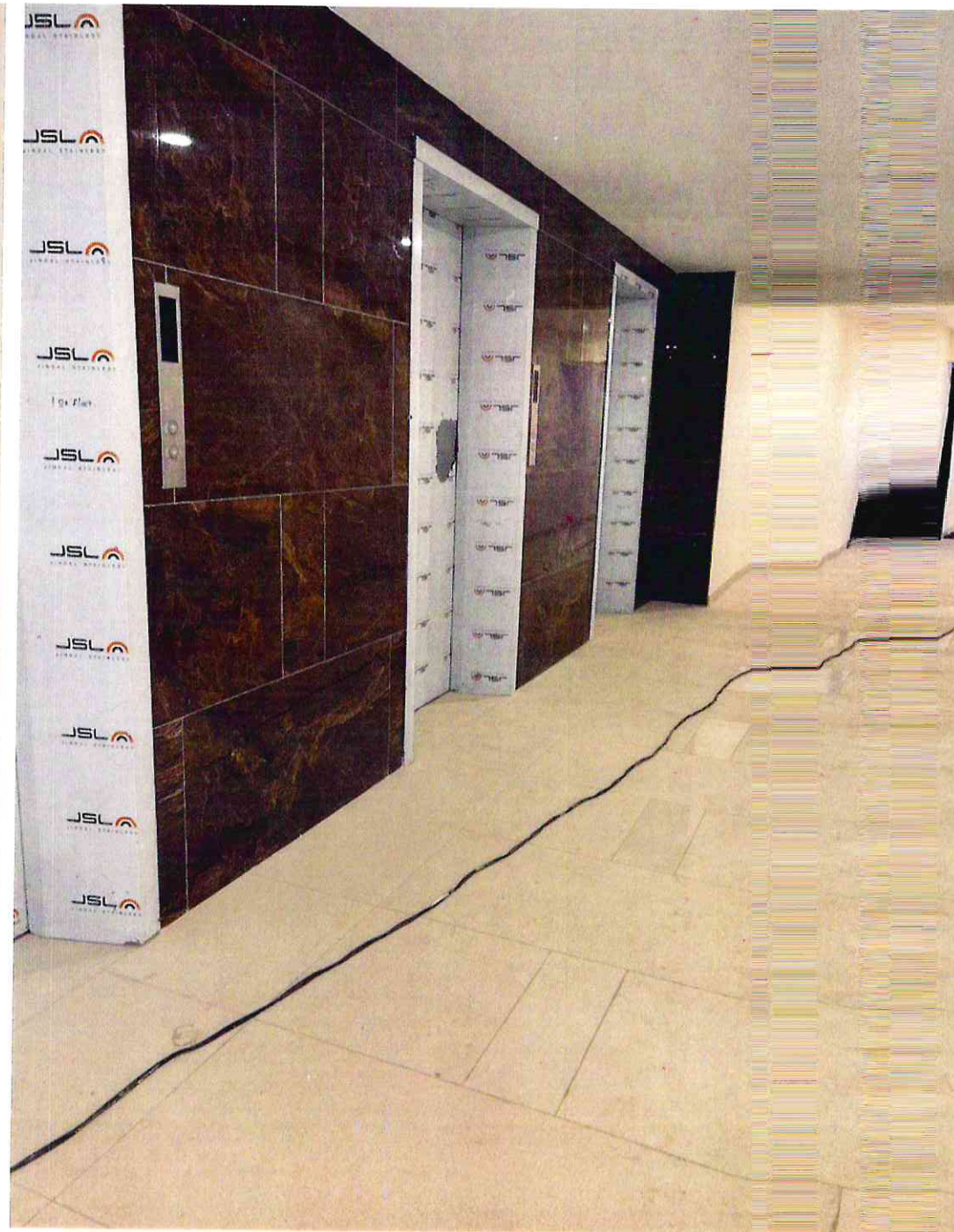
Note: Mail the above particulars to "reg.tnrera@tn.gov.in"



925



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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, 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.1, Pumping Station Road
Chitadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/C/328/2023

Dated: 14.09.2023

Sir / Madam,

Sub: CMDA – Enforcement Cell (Central - I) – Completed construction of Combined extended Basement floor for Block – A & Block – B; Block A: Ground floor + 3 Floors – Commercial Retail Building; Block – B: Stilt floor + 13 floors – Residential Building with 102 Dwelling units at S.No. 449/1B7A, 1B7B & 2A of Maduravoyal Village, Arcot Road within the Limits of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P.No. C/PP/MSB/50 (A to E)/ 2019, in Planning Permit No: 11991 in letter No. C3(N)/4503/2017 dated 18.11.2019.
 2. TNRERA Registration No. TN/29/Building/0044/2021, dt 09.02.2021 in Letter No. TNRERA/0070/2021 valid till 15.09.2023.
 3. Compliance certificate issued by DF&RS in D. Dis. No.8255/C1/2023, C.C. No.44/2023 dated 12.06.2023.
 4. Completion Certificate Application received from M/s.Vencer Projects (GPA Holder for Thiru. K.Ravi & Tmt. V.Devapriya) Rep by its Authorised Signatory Thiru. Diwakar Narasiman, on 19.07.2023
 5. This office D.C. advice Letter even No. dated 08.09.2023.
 6. The applicant letter dated 12.09.2023 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024161 dated 12.09.2023.
 7. 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.Vencer Projects (GPA Holder for Thiru. K.Ravi & Tmt. V.Devapriya) Rep by its Authorised Signatory Thiru. Diwakar Narasiman have constructed Combined extended Basement floor for Block – A & Block – B; Block A: Ground floor + 3 Floors – Commercial Retail Building; Block – B: Stilt floor + 13 floors – Residential Building with 102 Dwelling units at S.No. 449/1B7A, 1B7B & 2A of Maduravoyal Village, Arcot Road within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 1st 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 as per TNCDBR rules, 2019.

//ptol//

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-I/ 293 /2023 dated 14.09.2023.

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 7th cited (Already indicated in the Planning permission approval letter in Sl. No. 14).

Yours faithfully,

S. Periyasamy
14/09/23
for MEMBER-SECRETARY
14/9/2023

Copy to:

1. M/s.Vencer Projects
(GPA Holder for Thiru. K.Ravi & Tmt.
V.Devapriya)
Rep by its Authorised Signatory
Thiru. Diwakar Narasiman,
No. 4/12, Samayapuram, Main Road, Samayapuram,
Koyambakkam, Porur,
Chennai - 600 116.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

(TNRERA Registration No.
TN/29/Building/0044/2021, dt
09.02.2021 in Letter No.
TNRERA/0070/2021 valid till
15.09.2023)

3. The Deputy Financial Analyst
Finance Division, CMDA.

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

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

Note:

As per the O/o.No.1/2023 dated 12.01.2023 the applicant furnished necessary documents for refund of Security Deposit for releasing the Completion Certificate

FORM 4

ARCHITECT'S CERTIFICATE

Date: 20th Jan 2024

To:

M/s. Vencer Projects
No.137/8, 3rd Floor, 2nd Avenue,
AC Block, Anna Nagar,
Chennai – 600 040.

Subject:

Certificate of Completion of Construction Work of Combined extended Basement floor for Block – A & B; Block -A Ground floor + 3 floors – Commercial Retail Building, Block - B Stilt Floor + 13 Floors - Residential Building with 102 dwelling units consisting for the Project **Vencer Palatine** bearing TNRERA Registration Number **TN / 29 / BUILDING / 0044 / 2021** dated **09.02.2021** situated at Door No.11, Arcod Road, Madhuravoyal, Chennai – 600 116, Comprised in S.No.449/1B7A, 449/1B7B & 449/2A of Madhuravoyal Village, Arcod Road, Chennai District, within Greater Chennai Corporation Limit Measuring **4564.06 Sq.M** of area being developed by **M/s. Vencer Projects** of FSI Area = **14606.61 Sq.M**

Sir,

I have undertaken assignment as Architect of certifying Completion of Construction Work of Combined extended Basement floor for Block – A & B; Block -A Ground floor + 3 floors – Commercial Retail Building, Block - B Stilt Floor + 13 Floors - Residential Building with 102 dwelling units consisting for the Project **Vencer Palatine** bearing TNRERA Registration Number **TN / 29 / BUILDING / 0044 / 2021** dated **09.02.2021** situated at Door No.11, Arcod Road, Madhuravoyal, Chennai – 600 116, Comprised in S.No.449/1B7A, 449/1B7B & 449/2A of Madhuravoyal Village, Arcod Road, Chennai District, within Greater Chennai Corporation Limit Measuring **4564.06 Sq.M** of area being developed by **M/s. Vencer Projects** of FSI Area = **14606.61 Sq.M**

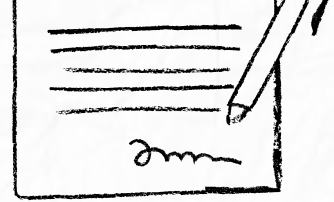
1. Following technical professionals are appointed by Owner/Promoter:

- (i) **Mrs. REENA NISHANTHI LYDIA.P** as Architect/Engineer.
- (ii) **Mr. A. PERAMAIYAN** as Structural Consultant.
- (iii) **M/s. CARE CONSULTANTS** as MEP Consultant
- (iv) **Mr. THANIGAIVEL** as Site Supervisor / clerk of works.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I/We hereby certify that Construction Work of Combined extended Basement floor for Block – A & B; Block -A Ground floor + 3 floors – Commercial Retail Building, Block - B Stilt Floor + 13 Floors - Residential Building has been completed in all aspects. The Commercial & Residential Buildings are granted Completion Certificate bearing number **C.C. No.EC / Central-I / 293 /2023** dated **14-09-2023**.

Yours Faithfully,

REENA NISHANTHI LYDIA P B.ARCH
COUNCIL OF ARCH REG.No. CA/2009/46301
CMDA REGD. ARCH No.RA/Gr-I/19/02/008
DTCP REGD.No. CGLRGN/RA/Gr-I/2019/07/022
CHENNAI CORPORATION REGD. No. RA100822019
Door No. 31/14, 11 Floor, Cenotaph Road, I Street,
Alwarpet, Chennai - 600 018.



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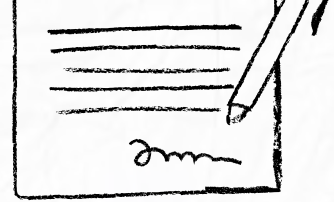
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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OMR Thoraipakkam,
Chennai, India

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