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FORM 4

ARCHITECT'S CERTIFICATE

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

To

Date: 16/11/22

Mr.Rajkumar Chandok
No.B-736, Carat Axshaya,
No.136/950, Poonamalle High Road,
Chennai-600084

Subject: Certificate of Completion of Construction Work of Residential Building of the project [APRERA Registration Number] situated on the Plot bearing C.N.

No./CTS No./Survey no./ Final Plot no.772, Ram Nagar South Extension, 7th Main road, Madipakkam, Chennai Comprised in Old S.No.114/1A & 115/1B, New S.No.114/14 & 115/17 demarcated by its boundaries (latitude and longitude of the end points) 12° 57'41 N and 80° 12'46" E of Madipakkam village, Chennai Corporation Mandal, Chennai District, admeasuring 450sq.mts land area and 1065.80Sqm building area being developed by Mr.Rajkumar Chandak

Sir,

I B.Chandran, have undertaken assignment as Registered Engineer of certifying Completion of Construction Work of Stilt + 5 floors Building situated on the Plot No.772, Ram Nagar South Extension, 7th Main road, Madipakkam, Chennai Comprised in Old S.No.114/1A & 115/1B, New S.No.114/14 & 115/17 of Madipakkam Village, Greater Chennai Corporation admeasuring 450sq.mts land area and 1065.80Sqm building area being developed by Mr.Rajkumar Chandak

2. Following technical professionals are appointed by Owner / Promoter: -

- (i) Mr. B. Chandran as L.S. / Architect;
- (ii) Mr.S.Subramaniam as Structural Consultant
- (iii) Mr.Koalppan as Site Engineer/ Supervisor.

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 Building mentioned in the above Survey Numbers and Address has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged.

The above mentioned Building is granted Occupancy Certificate bearing number _____ dated _____ by CMDA (Local Planning Authority)

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

B.CHANDRAN., B.E., MIE., FIV.,
CHARTERED ENGINEER-M-150575-5
APPROVED VALUER-F-24595
GOVT.IT.REGD. VALUER-877/2015-16
CMDA REGD.ENGG No. RE/GR-I/19/02/002
GCC REGD.ENGG GR-I No.RE100722019
Plot No- 252/254, 1st Main Road,
Poompuhar Nagar, Kolathur, Chennai-600099
Mobile- 9444879197

Enclosed

Completion Certificate
dt 10/10/22

Actual Photos Of Site

1. Elevation, Driveway& Lift



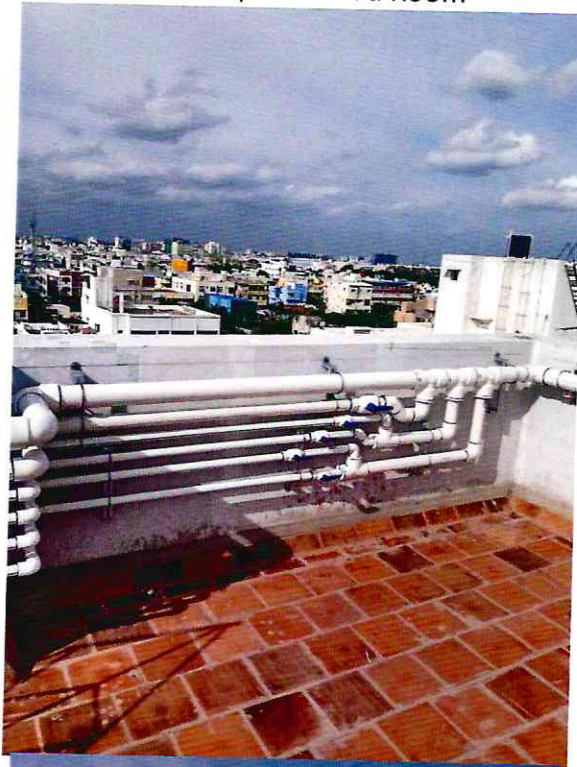
2. Apartment Main Door, Living/Dining Room, Kitchen



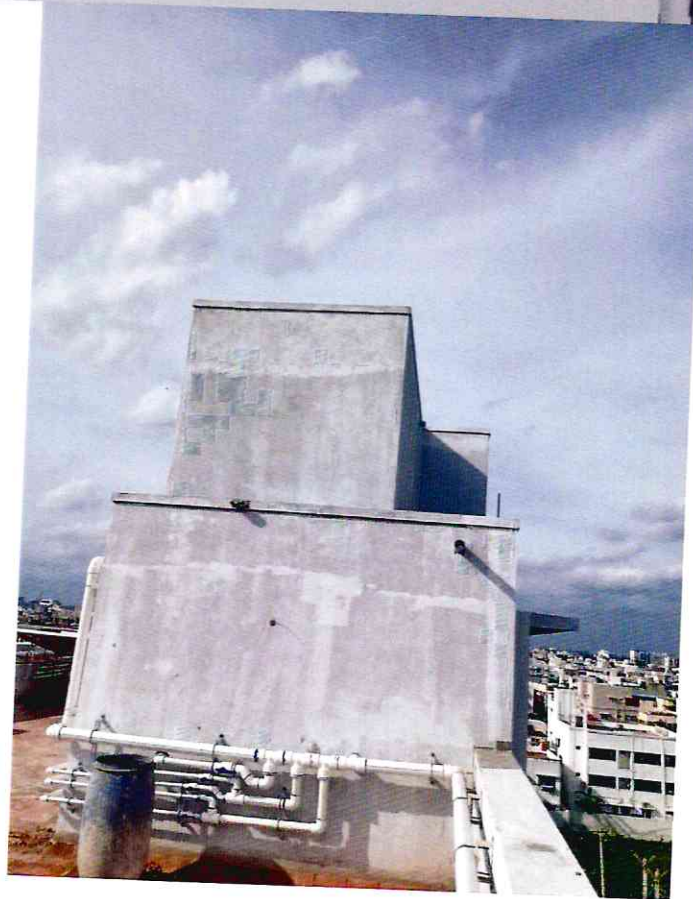
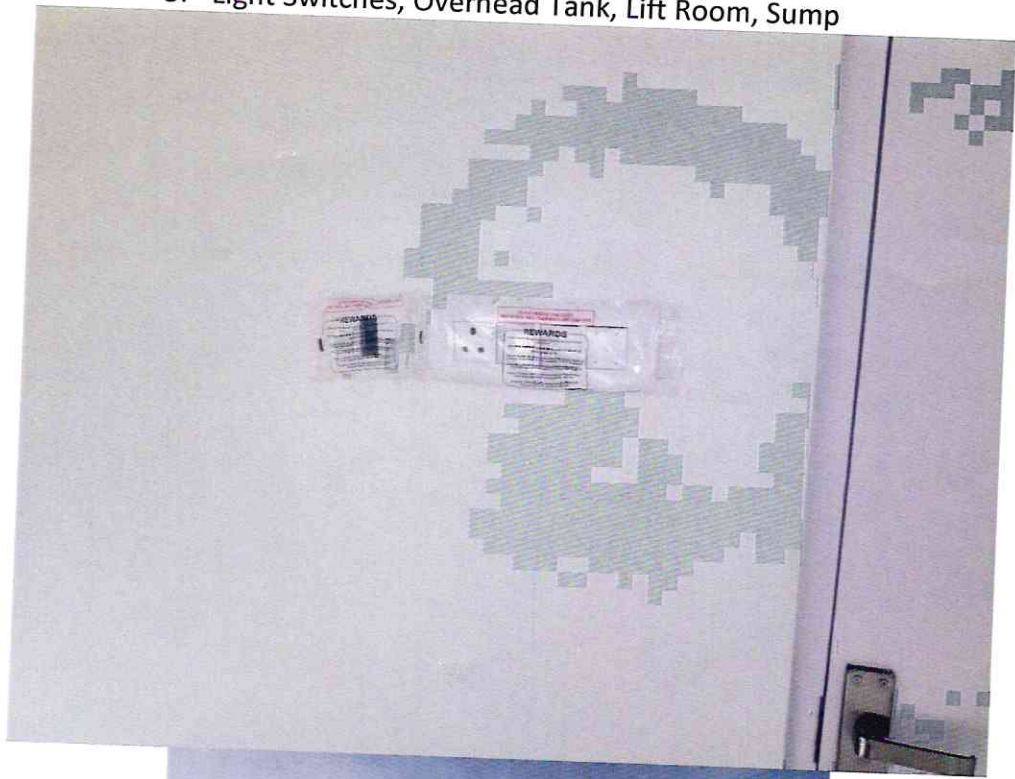
3. Toilets and Fitments in Toilets including Sanitaryware

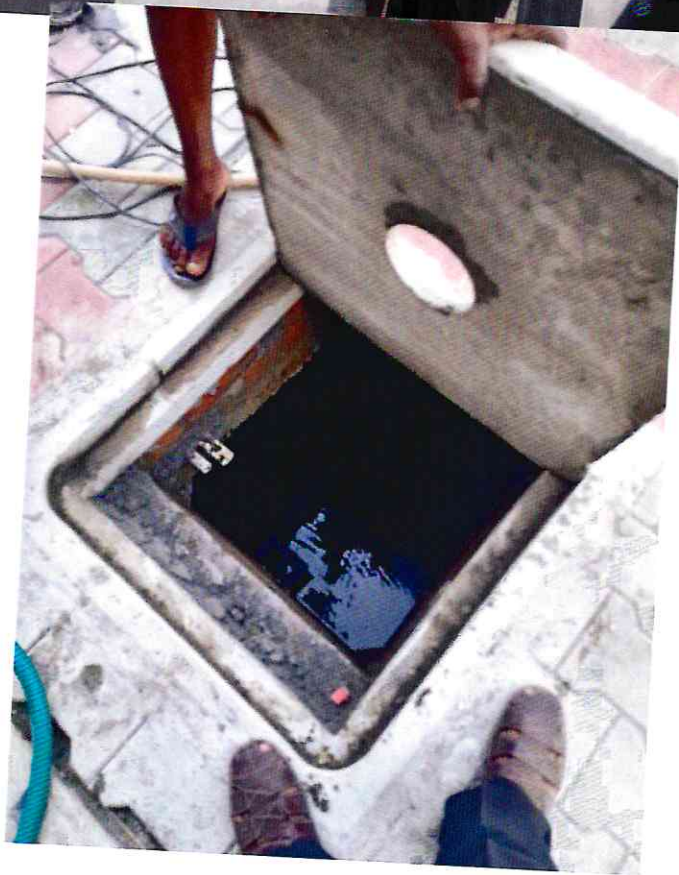


4. Terrace, Overhead Room



5. Light Switches, Overhead Tank, Lift Room, Sump







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.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0302/2022

Dated:10.10.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units availing Premium FSI at Plot No.772, Ram Nagar South Extension, 7th Main Road, Madipakkam, Chennai comprised in Old S.No.114/1A & 115/1B, New S.No.114/14 & 115/17 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. CMDA Planning Permission No.B/NHRB/277/2020 dated 02.09.2020 in Planning Permit No.13646 vide letter No.PP/NHRB/S(B2)/0042/ 2020 dated 02.09.2020.
 3. Completion Certificate Application received from Thiru.Rajkumar Chandok, GPA for Tmt.Vijayalakshmi Mani on 10.08.2022.
 4. This office D.C.Letter even No. dated 06.09.2022.
 5. Additional Development Charges & Infrastructure Amenities Charges remitted vide CMDA Receipt No.B0022140 dated 13.09.2022.

This is to certify Thiru.Rajkumar Chandok, GPA for Tmt.Vijayalakshmi Mani has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 15 Dwelling Units availing Premium FSI at Plot No.772, Ram Nagar South Extension, 7th Main Road, Madipakkam, Chennai comprised in Old S.No.114/1A & 115/1B, New S.No.114/14 & 115/17 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.



2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 332 /2022 dated 10.10.2022.

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 issued is 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.11).

Yours faithfully,

[Signature] 10/10/2022

for MEMBER-SECRETARY

[Signature] 10/10/2022

Copy to:

1. Thiru.Rajkumar Chandok,
GPA for Tmt.Vijayalakshmi Mani,
No.B-736, Carat Akshaya,
No.136/950, Poonamallee High Road,
Chennai - 600 084.

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

(TNRERA Project Registration Certificate
No.TN/29/Building/0089/2021, dated
29.03.2021 in file No.TNRERA/482/
2021)

3. The Deputy Financial Analyst
Finance Division, CMDA.

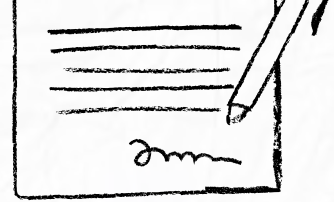
(For Refund of Security Deposit for
Building, Display Board and Septic tank/
STP)

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



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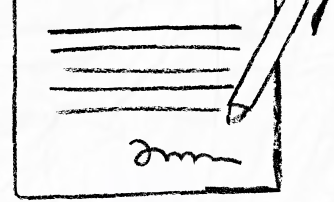
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We're honored to be part of your
real estate journey

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