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DIGITALLY VERIFIED RECORD

FORM-4 ARCHITECT 'S CERTIFICATE
(To be furnished on completion of building)

Date:09.07.2026

To, M/s DRA SMART CITY LLP
Address; New No.109,111 &113, Old No.76/1,77&78, Lloyds Road,
Avvai Shanmugam Salai, Royapettah, Chennai-600014.

Subject: Certificate of Completion of Construction Work of **Commercial** Building/ 1 Block of the Building of the Project (TNRERA Registration Number **TN/35/Building/0127/2025** situated on the Land bearing Survey No; 14/2C1B2 Plot no. 1/Door No, demarcated by its boundaries (latitude and longitude of the endpoints) **12.835° 80.201°** to the North to the South **12.829** : **80.217°** East to the West of Division Egattur Village, **Thiruporur** Taluk, **Chennai** District measuring **1793.42**sq.mts. area being developed by (Promoter's Name) **M/s DRA SMART CITY LLP.**

Sir,

I/We have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of **Commercial** Building/Block/Tower **1** of the Building situated on the plot No./Survey no; 14/2C1B2 ,/Plot no. 1 /Door No, demarcated by its boundaries (latitude and longitude of the endpoints) **12.835° 80.201°** to the North to the South **12.829**: **80.201°** to the East to the West of Division **Egattur** Village, **Thiruporur** Taluk, **Chengalpattu** District measuring **1793.42** sq.mts area, being developed by (Promoter's Name) **M/s DRA SMART CITY LLP.**

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

(i) M/s/Thiru/Tmt. **Prasanth S Kharche** as Architect/Engineer

(ii) M/s/Thiru/Tmt. **S Soundarapandiyan** as Structural Consultant

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

(iv) M/s/Thiru/Tmt. **R.S Balaji** as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that **Commercial** Building/ Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The **Commercial** Building/ Block of the Building is granted Completion Certificate bearing number. **C.C.No. 30/2026, Dated:06.07.2026.** by **DTCP** by (CompetentAuthority).

Yours Faithfully,

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA/ 2004 / 33670
APPROVED VALUER No. F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA100172025 dt. 22.01.2025 V.U.T. 21.01.2030
Reg. No. RA/Gr.I/2019/03/091 V.U.T 17.03.2029
Reg. No. CGLRGN/RA/Gr.I/2019/04/005 Dt. 02.05.2019
No. 2/20, SHAFFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874,3261

DIRECTORATE OF TOWN AND COUNTRY PLANNING
COMPLETION CERTIFICATE
BUILDING LICENCE NO: SWP/DTCP/PP/0441955/2025

Sir/Madam,

From
Thiru.G.Krishna Kumar, B.E, M.Plan.,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
1. Superintending Engineer
TNEB, CEDC
Chengalpattu District.

2. The President
Muttukadu Panchayat,
Thiruporur Taluk,
Thiruporur Panchayat Union
Chengalpattu District.

Sub: **Completion Certificate** - District of Town and Country Planning, Chengalpattu District, Mamallapuram Local Planning Authority, - Mamallapuram Local Planning Authority - Chengalpattu District - Thiruporur Taluk and Panchayat Union – Muttukadu Panchayat, Kazhipattur village, Already approved layout no; L.P/MLPA (C.D) No.243/2024, Plot No.1, S.F.Nos.14/2C1B2, Site area of 1793.42 sq.m for Proposed Construction of Commercial Building - Planning Permission - Completion Certificate issued - Reg.

Ref:
1. Single Window Portal - Completion Certificate application received from **M/s. DRA Smart City LLP**, Building License no: SWP/DTCP/PP/0441955/2025, Dated:13.06.2026.
2. Planning Permission **No:16/2025,** Vide Member Secretary, Mamallapuram Local Planning Authority, Single Window Portal Proceeding SWP/BPA/441955/2024, Dated:17.02.2025.
3. CC Charges Rs. **54,010/-** remitted from applicant on 11.02.2025
I & A Charges Rs.**13,50,000/-** remitted from applicant on 11.02.25

4. G.O. (MS) No: 53 Housing and Urban Development [UD4 (3)] Department Dt: 16.04.2018.
5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department dt: 04.02.2019
6. G.O. (MS) No: 16, Municipal Administration and Water Supply Department date: 30.01.2020.
7. DTCP, Chennai Circular Roc No: 19992/2011 (1)-Special cell, Date: 31.05.2018.
8. G.O. (MS) No:195, Housing and Urban Development [UD4 (3)] Department Dt: 05.11.2022.
9. The President, Muttukadu Panchayat, Order letter no: 74/2023-உஊ.ஒச, Dated:18.03.2026.
10. Tamil Nadu Fire and Rescue Department Chengalpattu District, (Order no:250-(3)) Letter ROC No:319/A/2025, dated:23.01.2025.

****

This is to Certify that **M/s. DRA Smart City LLP**, have constructed Commerical Building in, Chengalpattu District - Thiruporur Taluk and Panchayat Union – Muttukadu Panchayat, Kazhipattur village, Already approved layout no; L.P/MLPA (C.D) No.243/2024, Plot No.1, S.F.Nos.14/2C1B2, Site area of 1793.42 sq.m as per Member Secretary, Mamallapuram Local Planning Authority, Single Window Portal Proceeding SWP/BPA/441955/2024 - Planning Permission No:16/2025 issued Dated: 17.02.2025.

After Completion Certificate applicant should not do any modification/ additional construction without getting planning permission, the concern local body should take action as per G.O. (MS) No:195, Housing and Urban Development [UD4 (3)] Department Dt: 05.11.2022. If there is any modification / additional construction without getting any Planning permission.

It was inspected and observed that Commercial Building have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

Accordingly, Completion Certificate is issued for the following construction of the Commercial Building in **Completion Certificate No:30/2026, DT:06.07.2026.**

The area Statement of Proposed Commercial Building is as below:

Site Extent: 1793.42 sq.m (Based on subdivision with proportionate OSR)

Floor	FSI area in sq.m	Non – FSI area in sq.m	Total Build – up area in sq.m
Block – 01 (Commercial Office Building)			
Basement Floor (including vehicular ramp)	-	885.32	885.32
Ground Floor	794.64	-	794.64
First Floor	912.15	-	912.15
Second Floor	912.15	-	912.15
Third Floor	912.15	-	912.15
Terrace Floor	-	123.75	123.75
Total Area	**3531.09**	**1009.07**	**4540.16**

FSI Achieved – 1.969

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who

has signed in the plan as on ground and Forms 5,6,7,8 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

Assistant Director / Member Secretary
Mamallapuram Local Planning Authority
District Town and Country Planning
Chengalpattu District

Copy to:-

M/s. DRA SMART CITY LLP
New No.109, 111 & 113,
Old No. 76/1, 77 & 78,
Loyds Road, Avai Shanmugam Salai,
Royapettah, Chennai-600014

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Signature Not Verified
Signed by: Assistant Director
Location:Chengalpattu
Date:2026.07.06 18:03:55

Format of declaration on company letter head duly signed by the promoter with seal while filing / uploading the completion report for building.

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot Nos. 586,587,588,
Ist & IInd Avenue, Anna Nagar East,
Chennai 600102.

Sir,

Sub: Completion of Building **TN/35/Building/0127/2025** Registered with TNRERA vide Form- C **09.04.2025** dated – Promoted by **M/s DRA SMART CITY LLP** – Furnishing of declaration – Reg.

I have registered a real estate project (Building) at **TN/35/Building/0127/2025** vide Form 'C' / Form 'F' with TNRERA. Registration for Commercial building consist of Block 01: Basement Floor (Including Vehicular Ramp)+Ground Floor+3 Floors +Terrace Floor at comprised in Plot No.1,S.F.No. 14/2C1B2 of Egattur Village, Thiruporur Taluk, Chengalpattu District.The Assistant Director, DTCP, Chengalpattu issued planning permission in P.P.No.SWP/B.P/M.L.P.A/(CD-5)No-16/2025 vide Letter No. SWP/BPA/441955/2024, Dated 17/02/2025.The President , Muttukkadu Village Panchayat issued building permission in vide Lr.Rc.No.74/2024-2025 Dated 18/03/2025.

I/We hereby declare that I/We have obtained water and sewerage connections from STP The Electricity Connection from Tamil Nadu Power Distribution Corporation Limited for the project and all the lifts are functional. The details of the above are given below.

1. **Details of water supply (Proof of connection enclosed):**
   b) Ground water (Bore well / Open well etc)

2 **Sewerage (Proof enclosed):**

   a) The sewage and sullage will be treated in the STP provided with a capacity of **25 KLD** within the premises and treated waste of **7.5KLD** will be used for secondary purpose such as flushing and landscaping etc. Complying with prescribed standards and is functional presently. (Certificate to operate issued by TNPCB enclosed)

For DRA SMART CITY LLP

Authorised Signatory

b) We have provided a septic tank of **11000** capacity. The sewage would be collected in the lorry and deposited at the prescribed disposal point located at Thiruporur **STP** (STP / FSTP Point)

3 Electricity:

The project has **1** transformer of **1 x 500KVA**, KVA, one RMU has been installed with a capacity of **1 x 500KVA** KVA (Copy of sanctioned order enclosed). There are **Ground Floor + 3Floors Commercial** 3 phase meters and **.1**commercial (common)**1, 40 amps** .....**3**..... phase meters and functional. (EB payment card enclosed)

4 Lifts:

The project has ...**2**..... number of lifts (passenger) with a capacity of **13 Persons** and all the lifts are functional. (Certificate from lift inspector enclosed)

5 Common Amenities:

I/We also declare that all amenities as assured/promised in the planning approval, agreement brochure etc have been provided and are functional.

Verification

Verified at **Chennai** (place/city) on this **9th** day of **July** (month) Year 2026 at the contents. The above information is true to the best of my knowledge and that it conceals nothing and no part of it is false.

I/We understand that if any information furnished by me is found to be false I am liable for action under the Real Estate (Regulation and Development) Act, 2016 and I/We shall comply with the directions issued by TNRERA in this regard.

Signature

For DRA SMART CITY LLP

Authorised Signatory

DRA - Phoebe Lumina



DRA - Phoebe Lumina



DRA - Phoebe Lumina





DRA - Phoebe Lumina

03

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.