

FORM – 4

ARCHITECT'S CERTIFICATE (To be issued on completion of each Building/Block/Tower)

Date: 02/08/2021

To:
M/s. RANA CONSTRUCTION,
No. 23, Lake Area, 3rd Street,
Nungambakkam, Chennai – 600034.

Subject: Certificate of Completion of Construction Work of "SAI APARTMENTS" (TNRERA Registration Number TN/29/Building/0034/2020) situated on the Sub-division Plot No. 2 to 7 including common passage, (Regularisation Plot No. G and F), Perumalkovil Main Road, Korattur, Chennai – 600076 (Old Survey No. 440/3, T.S. No. 115/5, 6, Block No. 25, Ward No. E of Korattur Village, Chennai) demarcated by its boundaries (latitude and longitude of the end points) 13.121500, 80.189620 to the North 13.121299, 80.189620 to the South 13.121389, 80.189780 to the East 13.121389, 80.189532 to the West of Korattur Village, Chennai District measuring 595 Sq. Mts area being developed by M/s. Rana Construction

Sir,

I DHINESH . T have undertaken assignment as Architect/Engineer of certifying of Construction Work of "SAI APARTMENTS" situated on the Sub-division Plot No. 2 to 7 including common passage, (Regularisation Plot No. G and F), Perumalkovil Main Road, Korattur, Chennai – 600076 (Old Survey No. 440/3, T.S. No. 115/5, 6, Block No. 25, Ward No. E of Korattur Village, Chennai) measuring _____ Sq. Mts. Area being developed by M/s. Rana Construction.

Following technical professionals are appointed by Promoter:

- (i) ~~M/s~~ / Thiru / ~~Intt.~~ DHINESH . T as Architect/Engineer
- (ii) ~~M/s~~ / Thiru / ~~Intt.~~ RAVENDRAN as Structural Consultant
- (iii) ~~M/s~~ / Thiru / ~~Intt.~~ KANNAN as MEP Consultant
- (iv) ~~M/s~~ / Thiru / ~~Intt.~~ VIGNESH as Site Supervisor/Clerk of Works

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that "SAI APARTMENTS" Building has been completed in all aspects. The "SAI APARTMENTS" Building is granted Completion Certificate bearing number CMDA/CC/NHRB/N/113/2021 dated 26/07/2021 by Member – Secretary of Chennai Metropolitan Development Authority.

Yours Faithfully,


DHINESH . T
Architect CA/2009 /43967
No. 10/1, Second Street,
Kasthuribai Nagar, Avadi,
Signature & Name of Architect with License No. _____
Chennai - 600054.

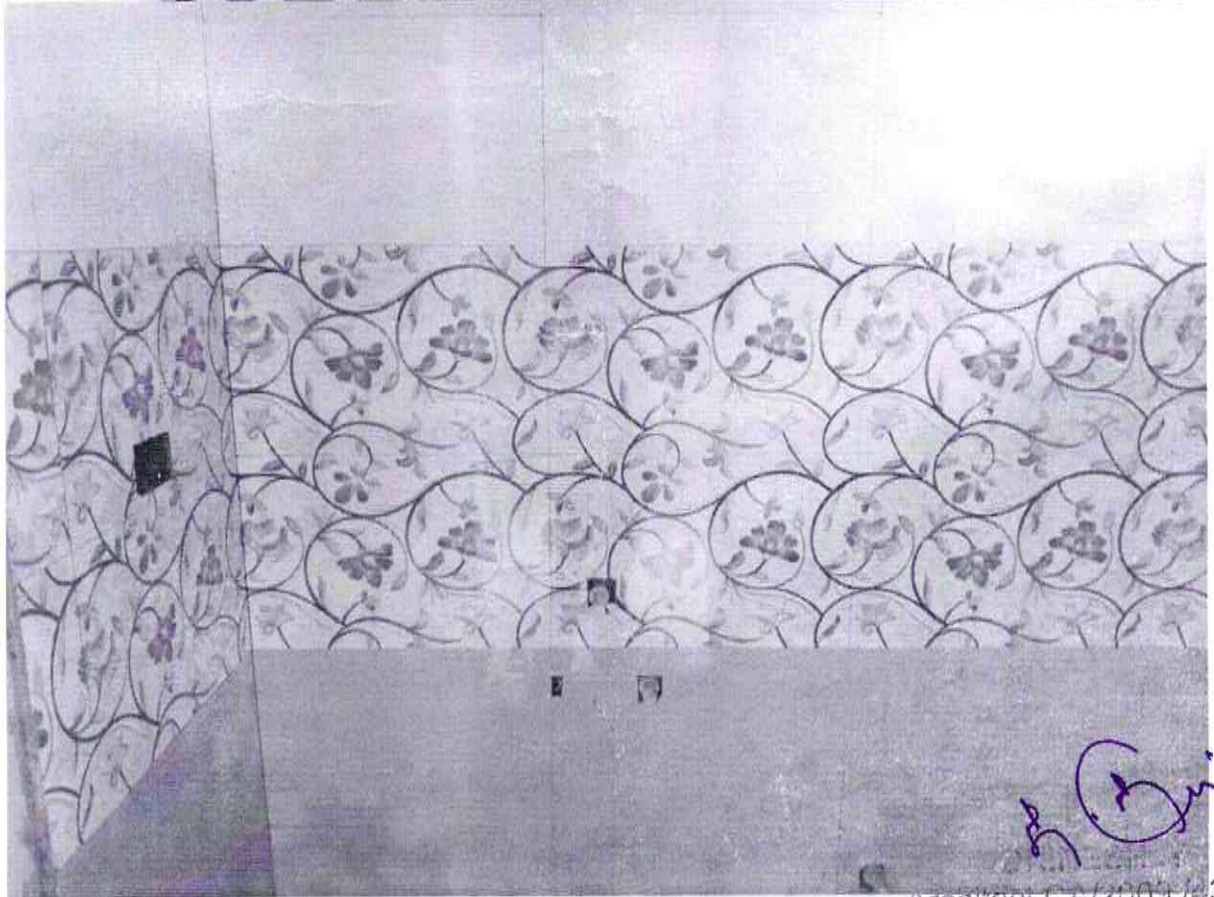
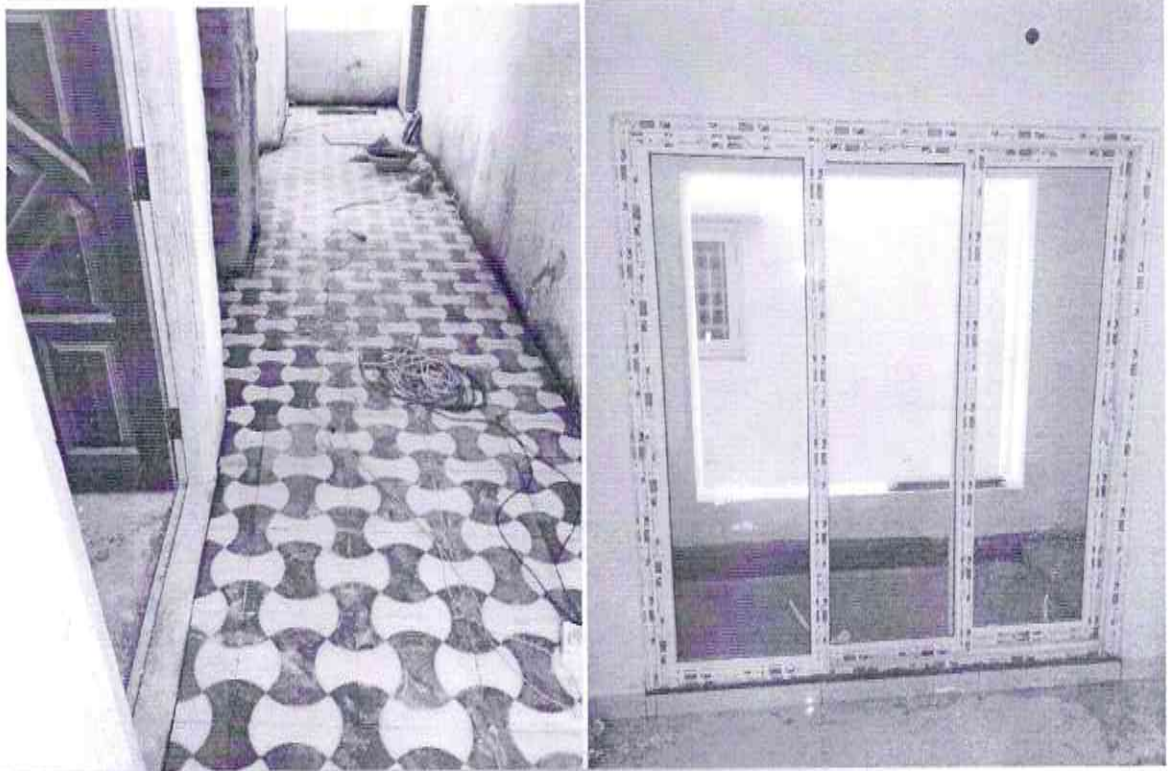
SITE PHOTOS
RANA CONSTRUCTION – SAI APARTMENTS



[Handwritten signature]

H.T
Architect: QA/309/4396
No. 10/1, Grand Street
Kasthuribai Nagar, Avac
Chennai - 600054.

SITE PHOTOS
RANA CONSTRUCTION – SAI APARTMENTS



H. G. Dix
Architect CA/2005/43967
No. 10/1, Second Street,
Kasthuribai Nagar, Avadi,
Chennai - 600054.



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

Dated: 26-07-2021

Letter No.CMDA/CC/NHRB/N/113/2021
Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt floor + 3 floors Residential Building with 12 dwelling units at Sub divisional Plot No. 2 to 7 including Common passage [Regularisation Plot No.G and F], Perumal Koil Main Road, Korattur, Chennai-76 comprised in Old S.No.440/3, T.S. No.115/5, 6, Block No.25, Ward – 'E' of Korattur village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NHRB/171/2019, in letter No. PP/SB/N/214/2019 dated 25.07.2019 in Planning Permit No. 12654.
 2. Completion Certificate Application received from the applicant on 12.04.2021.
 3. This office letter even no. dated 10.07.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0019458, dated 14.07.2021.
 5. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that Thiru.Rathi Ramkumar & Rani Markos have constructed Stilt floor + 3 floors Residential Building with 12 dwelling units at Sub divisional Plot No. 2 to 7 including Common passage [Regularisation Plot No.G and F], Perumal Koil Main Road, Korattur, Chennai-76 comprised in Old S.No.440/3, T.S. No.115/5, 6, Block No.25, Ward – 'E' of Korattur village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No. B/NHRB/171/2019, in letter No. PP/SB/N/214/2019 dated 25.07.2019 in Planning Permit No. 12654 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 and TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-II /194/2021, dated: 26-07-2021.

3. This Completion Certificate is issued 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. However, 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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

J. Jayalalitha
for MEMBER-SECRETARY

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26/1/21

Copy to:

1. Thiru.Rathi Ramkumar & Rani Markos,
No.23, Lake area 3rd Cross Street,
Nungambakkam,
Chennai- 600034.

2. The Chairperson, TNRERA
CMDA - Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai

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

TNRERA registration
No.TNRERA/3776/2021 certificate of
project Form 'C' No.TNRERA/737/2020
and registration
No.TN/29/Building/0034/2020 dated
05.02.2020 for the period of 3 months from
01.07.2021 to 30.09.2021.
(For Refund of SD for building & DB)

Note:

- (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.