

FORM-4

ARCHITECT 'S CERTIFICATE

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

Date: 16.04.2021

To

M/s. Dugar Housing Ltd
Rep by Thiru T. Padam Dugar
GPA for S. Syed Ibrahim Sha
Dugar Towers, 7th Floor,
No.123, Marshalls Road, Egmore,
Chennai - 600008

Subject: Certificate of Completion of Construction Work of stilt Floor +5 floors Residential Building with 29 Dwelling Units and Gym & Indoor Games at 5th floor (part) with availing Premium FSI at Door No. 18/1 & 18/2, Dr. Subburayan Nagar, 7th Street, Kodambakkam, Chennai comprised in S. No 25/2(part) 26/1A (part), T. S. No. 17/2, 17/3, 17/4 & 28/2, Block No.16 of Kodambakkam Village Chennai, 600024 within the limit of Greater Chennai Corporation measuring 3145.36 Sq.mtrs area and being developed by Dugar Housing Limited.

Sir,

I, AR. N. JOTHI LAKSHMI have undertaken assignment as Architect/Engineer of certifying completion of Construction Work of Construction of stilt Floor +5 floors Residential Building with 29 Dwelling Units an Gym & Indoor Games at 5th floor (part) with availing Premium FSI at Door No.18/1 & 18/2, Dr. Subburayan Nagar, 7th Street, Kodambakkam, Chennai comprised in S. No 25/2(part) 26/1A (part), T. S. No. 17/2, 17/3, 17/4 & 28/2, Block No.16 of Kodambakkam Village Chennai, 600024 within the limit of Greater Chennai Corporation measuring 3145.36 sq.mtrs area and being developed by Dugar Housing Limited

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

(i) Ms.AR. N. JOTHI LAKSHMI as Architect /Engineer

(ii) Thiru . Er.P. Raman as Structural Consultant

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

(iv) Thiru A Naresh Kumar as Site Engineer

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 residential Building/ Block of the Building has been completed in all aspects. The residential Building/ Block of the Building is granted Completion Certificate bearing number CC.No.EC/Central-II/51/2021 dated 09.03.2021 by (Competent Authority) .

Yours Faithfully,



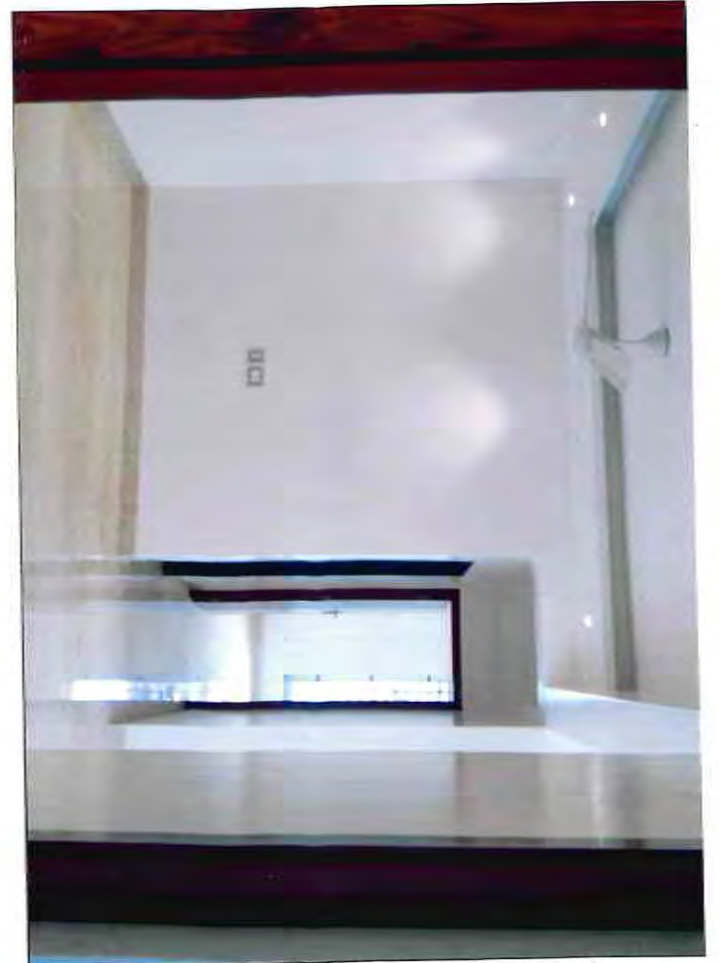
(AR. N. JOTHI LAKSHMI)

Architect - Reg No. RA/Gr.1/19/03/069

AR. N. JOTHI LAKSHMI
ARCHITECT AND INTERIOR DESIGNER
CA.No.: CA/2000-25855
Reg. No: RA/Gr.1/19/03/069
No.65, 12th Avenue, Ashok Nagar,
Chennai-600 083.



ASHWA DUGAR PROJECT
DEVELOPER: ADHYA DEVELOPERS
18/1 & 18/2, DR SUBBURAYAN NAGAR
7th STREET, KODAM BAKKAM, CHENNAI-24



" ASHWA DUGAN PROJECT S
DEVELOPER: ADHYA DEVELOPER
18/1 & 18/2, DR. SUBBURAYAN NAGAR
7th STREET, KODAMBARKAM, CHENNAI - 24



11 ASHWA DUKA PROJECT
DEVELOPER: ADHYA DEVELOPERS
18/1 & 18/2, DR. SUBBU RAYAN NAGAR,
715 STREET, KOPAM BAKKAM, CHENNAI - 24



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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/C/0019/2021

Dated:09 -03-2021

Sir,

Sub: CMDA – Enforcement Cell (Central -II) – Completed for the construction of Stilt Floor + 5 floors Residential Building with 29 Dwelling Units and Gym & Indoor Games at 5th Floor (Part) with availing Premium FSI at Door No.18/1 & 18/2, Dr. Subburayan Nagar 7th Street, Kodambakkam, Chennai, comprised in Old S.No.25/2 (Part), 26/1A (Part), T.S. No.17/2, 17/3, 17/4 & 28/2, Block No.16 of Kodambakkam Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref: 1. CMDA issued Planning Permission No.B/NHRB/437 A-B/2019, in Letter No.PP/NHRB/C/465/2019, dated 04.12.2019, Planning Permit No.13020

2. TNRERA Registration of Project in Registration No.TN/29/Building/0089/2020, dated 28.02.2020, vide Lr. No.TNRERA/197/2020

3. Your Completion Certificate application through online dated 05.02.2021.

4. This office letter even no. dated 02.03.2021 addressed to the Applicant

5. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-18732, dated 04.03.2021.

6. 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. **Dugar Housing Ltd., Rep by Thiru T. Padam Dugar, GPA for S. Syed Ibrahim Sha** have constructed of Stilt Floor + 5 floors Residential Building with 29 Dwelling Units and Gym & Indoor Games at 5th Floor (Part) with availing Premium FSI at Door No.18/1 & 18/2, Dr. Subburayan Nagar 7th Street, Kodambakkam, Chennai, comprised in Old S.No.25/2 (Part), 26/1A (Part), T.S. No.17/2, 17/3, 17/4 & 28/2, Block No.16 of Kodambakkam Village, Chennai, within the limit of Greater Chennai Corporation, CMDA sanctioned in Planning Permission No.B/NHRB/437 A-B/2019, in Letter No.PP/NHRB/C/465/2019, dated 04.12.2019, Planning Permit No.13020. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII 2 (b) of TNCD&BR, 2019.

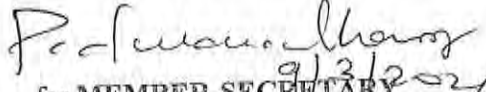
/pto/

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II /51/2021, dated:09-03-2021.

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 6th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,


for MEMBER-SECRETARY
9/3/2021

Copy to:

- 1 M/s. Dugar Housing Ltd.,
Rep by Thiru T. Padam Dugar,
GPA for S. Syed Ibrahim Sha
Dugar Towers, 7th Floor, No.123, Marshalls Road
Egmore, Chennai - 600 008
- 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 (For Refund of SD for building & DB)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

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.