

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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





From

COMPLETION CERTIFICATE

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

То

- 1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002
- 2) The Managing Director, CMWSSB No.1, Pumping Station Road, Chindatripet, Chennai 600002.

Dated: 08.03.2024

Letter No.CMDA/CC/HRB/C/541/2023

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed the construction of High Rise Building consisting of Stilt Floor + 13 floors Residential Cum Commercial (Club House at 5th & 9th Floor part) use building with 107 dwelling units at abutting Arcot Road, East Kamakodi Nagar Main Road, East Kamakodi Nagar 2nd Street & East Kamakodi Nagar 4th Street, Chennai – 600087, comprising in Plot No.13, East Kamakoti Nagar, Old S.Nos.77 part & 79 part, New S.No.77/12A2, 77/12A3 & 79/1B of Valasaravakkam village within the limit 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 Issued Planning Permission in P.P.No. C/PP/MSB/35 (A to F)/2021, dated 06.07.2021 in Letter No. C3(N)/ 0327/2020 dated 06.07.2021 in Planning Permit No. 13285, valid up to 05.07.2026.
 - 3. TNRERA Registration for project in Registration No.TN/29/Building/318/2021, in file No. TNRERA/4015/2021 dated 21.09.2021, valid up to October 2024.
 - 4. Compliance Certificate from Directorate of Fire and Rescue Services vide D.Dis.No.14560/C1/2023 in C.C.No.84/2023, dated 13.10.2023
 - 5. Your Completion Certificate application received from Tmt.Bhavani Pasupathi (GPA Holder for M/s.Varanam Foundations) through online No. CMDA/CC/NHRB/C/541/2023, dated 20.12.2023.
 - 6. This office D.C. advice letter even No. dated 21.02.2024 addressed to the Tmt.Bhavani Pasupathi (GPA Holder for M/s.Varanam Foundations).
 - 7. The applicant letter dated NIL received this office dated 23.02.2024 enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.B0024935, dated 23.02.2024 along with the particulars.

This is to certify that **Tmt.Bhavani Pasupathi (GPA Holder for M/s.Varanam Foundations)** has Completed the construction of High Rise Building consisting of Stilt Floor + 13 floors Residential Cum Commercial (Club House at 5th & 9th Floor part) use building with 107 dwelling units at abutting Arcot Road, East Kamakodi Nagar Main Road, East Kamakodi Nagar 2nd Street & East Kamakodi Nagar 4th Street, Chennai – 600087, comprising in Plot No.13, East Kamakoti Nagar, Old S.Nos. 77 part & 79 part, New S.No. 77/12A2, 77/12A3 & 79/1B of

Valasaravakkam village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

- 2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/ 080/2024, dated: 08-03-2024.
- 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 Rule 20(6) Annexure XXIII of TNCDBR 2019 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.18).

Yours faithfully,

1. Nimaleden. 08/03/2024

TO MEMBER-SECRETARY

Copy to:

 Tmt.Bhavani Pasupathi, (GPA Holder for M/s.Varanam Foundations)
 No.802 & 804, Triumph, Anna Salai,
 Nandanam, Chennai – 600035.

2 The Chairperson, TNRERA CMDA – Tower-II (1st Floor), No.1-A Gandhi-Irwin Bridge Road, Egmore, Chennai-8. TNRERA Registration for project in Registration No.TN/29/Building/318/2021, in file No. TNRERA/4015/2021 dated 21.09.2021, valid up to October 2024.

- The Deputy Financial Analyst
 Finance Division, CMDA, Chennai
 (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in Receipt No. CMDA/PP/RC/0044/2021, dated 25.03.2021).
- 4. The System Analyst, Computer Cell, CMDA, (to update Webpage).

Note:

- i. The Original Cash Receipt for the Security Deposit has been 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.