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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/0150/2022

Dated: 07.06.2022

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed Construction of Stilt Floor + 4 Floors + 5th Floor (Part) (18.0m height) Residential Building with 10 Dwelling Units, availing Premium FSI at Plot No.53 & 54, VGP Shanthi Nagar Part-II, Paari Street, Pallikaranai, Chennai-600 100 comprised in Old S.No.615/1A (Part), S.No.615/25 & 615/26, of Pallikaranai 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/331/2020 dated 13.10.2020 in Planning Permit No.13700 in letter No. PP/NHRB/S(B1)/0486/2020 dated 13.10.2020.
3. Completion Certificate Application received from M/s.Dwarak Foundations Chennai LLP represented by its Designated Partner Thiru.R.Varadharajan on 11.04.2022.
4. This office D.C. Letter even No. dated 31.05.2022.
5. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021518 dated 03.06.2022.

This is to certify that M/s.Dwarak Foundations Chennai LLP represented by its Designated Partner Thiru.R.Varadharajan has Completed the Construction of Stilt Floor + 4 Floors + 5th Floor (Part) (18.0m height) Residential Building with 10 Dwelling Units, availing Premium FSI at Plot No.53 & 54, VGP Shanthi Nagar Part-II, Paari Street, Pallikaranai, Chennai-600 100 comprised in Old S.No.615/1A (Part), S.No.615/25 & 615/26, of Pallikaranai Village, within the Limits of Greater Chennai Corporation vide CMDA Planning Permission issued 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.

Contd.,

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 162 /2022 dated 07.06.2022.

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,

for MEMBER-SECRETARY

Copy to:

1. M/s.Dwarak Foundations Chennai LLP
represented by its Designated Partner
Thiru.R.Varadharajan.,
No.5, F2, Sai Dwarak, Bay Watch Layout,
VGP NRI Layout Main Road,
Panaiyur, Chennai - 600 119.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008. (TNRERA Project Registration Certificate
No.TN/29/Building/0174/2021 dt.24.06.2021 in
file No. TNRERA/2762/2021)
3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for Building
and Display Board)
4. The System Analyst, Computer Cell, CMDA
(to update Webpage).

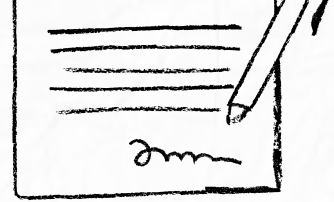
Note:

- (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.





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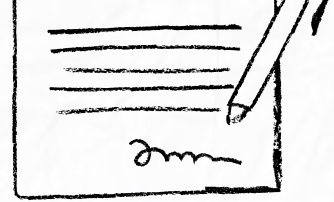
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real estate journey

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