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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

MEMBER SECRETARY

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY SPEED POST

COMPLETION CERTIFICATE

From	To
The Principal Secretary / Member-Secretary Chennai Metropolitan Development Authority "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road Egmore, Chennai-600 008	1) The Chairman, TANGEDCO, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road Chintadripet, Chennai-600 002.

Letter No. CMDA/CC-OFF/NHRB/N/289/2025 **Dated:21-11-2025**

Sir / Madam,

Sub: CMDA – Enforcement Cell (North-I) – Completed construction of Stilt Floor (Parking) + 1st Floor & 2nd Floor (Office) + 3rd and 4th Floor Residential building with 1 dwelling unit at Plot No.4290, Door No.79, 'T' Block, 5th Main Road, Anna Nagar, Chennai-40 comprised in Old S.Nos.91part, T.S. No.550, Block No.2, Ward No.1 of Mullam village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission in P.P. No. PP/NHRB/10/2023, in letter No. PP/NHRB/N/598/2022 dated 26.05.2023 in Planning Permit No.15077.
2. NOC issued by TNRERA in letter No.TNRERA/A4/3490/2025 dated 25.09.2025.
3. Completion Certificate Application received from the applicant dated 05.11.2025.
4. This office letter even no. dated 11.11.2025 addressed to the applicant.
5. Applicant letter dated 17.11.2025 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0027202 dated 12.11.2025.
6. W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

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This is to certify that Tmt.J.Suvarna has constructed Stilt Floor (Parking) + 1st Floor & 2nd Floor (Office) + 3rd and 4th Floor Residential building with 1 dwelling unit at Plot No.4290, Door No.79, 'T' Block, 5th Main Road, Anna Nagar, Chennai-40 comprised in Old S.Nos.91part, T.S. No.550, Block No.2, Ward No.1 of Mullam village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission was accorded in the reference 1st 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 TNCDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No. OFF-CC/EC/North-I/311/2025, dated:21-11-2025.**

/pto/

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 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 the 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 (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

24/11/25

for Principal Secretary /
Member-Secretary

24/11/25

Copy to:

1 Tmt.J.Suvarna,
Plot No.4290, Door No.79,
'T' Block, 5th Main Road,
Anna Nagar,
Chennai-40.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8. — NOC issued by TNRERA in letter No.TNRERA/A4/3490/2025 dated 25.09.2025.

3. The Deputy Financial Advisor
Finance Division, CMDA, Chennai — (For Refund of SD for building & DB)

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

Note:

O/o.No.1/2023 dated 12.01.2023 particulars.

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

Verified RealEstate™

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

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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.