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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
COMPLETION CERTIFICATE
BUILDING LICENCE NO: SWP/DTCP/PP/0455972/2025

Sir/Madam,

From
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
1. Assistant Engineer / Mambakkam
   Office of the Assistant Engineer,
   O&M, Mambakkam, TNPDCL, SS
   Complex , Mambakkam-600048.

2. The President
   Pudupakkam Panchayat
   Vandalur taluk
   Thiruporur Panchayat union
   Chengalpattu District

Sub: **Completion Certificate** - District of Town and Country Planning, Chengalpattu District, Mamallapuram Local Planning Authority, Chengalpattu District - Vandalur Taluk, Thiruporur Panchayat Union – Pudupakkam Panchayat and village, already approved Layout no: L.P/M.L.P.A (CD-5) No:45/2021 (L.P.DTCP no:59/2021), **Commercial Plot no:C7** Comprised in S.F.Nos. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171 & 110/172 (old s.no:79/7part, 108/9 part, 108/10 part, 108/14 part, 108/15 part, 109/1 part, 109/3A part, 109/9A part, 109/9B part and 110/11 part - Site area of 4280.00 sq.m – FSI Area of 3181.13 Sq.m, Ground Floor + 1st Floor for Proposed Construction of Commercial Building (Banquet hall & Retail Shop) - Planning Permission - Completion Certificate issued - Reg.

Ref:
1. Single Window Portal - Completion Certificate application received from **M/s. DLF SOUTHERN TOWNS PRIVATE LIMITED,** Building License no: SWP/DTCP/PP/0455972/2025, Dated:09.06.2025.
2. Planning Permission **No:39/2024,** Vide Member Secretary, Mamallapuram Local Planning Authority, Single Window Portal Proceeding SWP/BPA/455972 /2025, Dated:11.04.2025.
3. CC Charges **Rs.6,09,375/-** remitted from applicant on 11.04.2025, I&A Charges **Rs.12,18,750/-** remitted from applicant on 11.04.2025.
4. G.O. (MS) No: 53 Housing and Urban Development [UD4 (3)] Department Dt: 16.04.2018.
5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department dt: 04.02.2019
6. G.O. (MS) No: 16, Municipal Administration and Water Supply Department date: 30.01.2020.
7. DTCP, Chennai Circular Roc No: 19992/2011 (1)-Special cell, Date: 31.05.2018.
8. Proceedings of Executive Officer / Village Panchayat President of Pudupakkam Village, Proceeding letter ROC No:02, Dated:23.04.2025.

****

This is to Certify that **M/s. DLF SOUTHERN TOWNS PRIVATE LIMITED,** have constructed Commercial building in, Chengalpattu District - Vandalur Taluk, Thiruporur Panchayat Union – Pudupakkam Panchayat and village, already approved Layout no: L.P/M.L.P.A (CD-5) No:45/2021 (L.P.DTCP no:59/2021), **Commercial Plot no:C7** Comprised in S.F.Nos. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171 & 110/172 (old s.no:79/7part, 108/9 part, 108/10 part, 108/14 part, 108/15 part, 109/1 part, 109/3A part, 109/9A part, 109/9B part and 110/11 part - Site area of 4280.00 sq.m – FSI Area of 3181.13 Sq.m, Ground Floor + 1st Floor for Proposed

Construction of Commercial Building (Banquet hall & Retail Shop), as per Member Secretary, Mamallapuram Local Planning Authority, Single Window Portal Proceeding SWP/BPA/455972/2025, Dated:11.04.2025 - Planning Permission No:39/2025.

It was inspected and observed that Commercial use building have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

Accordingly, Completion Certificate is issued for the following construction of the Commercial use Building in **Completion Certificate No: 24/2025, DT:01.07.2025.**

The area Statement of Proposed Building is as below:

Site Extent : 4280.00 sq.m

S.No	Floor		FSI area in sq.m	Non FSI area in sq.m	Total Builtup area in sq.m
1	Ground Floor	Banquet Hall	879.50	-	2043.02
		Retail	1163.52		
2	First Floor	Retail	1138.11		1138.11
3	Terrace Floor	-	-	49.44	49.44
	Total		**3181.13**	**49.44**	**3230.57**

FSI Achieved – 0.743

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the Structural Stability aspect and it is issued based only as per

the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

Assistant Director / Member Secretary
Mamallapuram Local Planning Authority
District Town and Country Planning
Chengalpattu District

Copy to:-

M/s.DLF Southern Towns Private Limited,
Old no:828, 828A, New no:268 & 268A,
Sri Ranga, Poonamallee High Road,
Kilpauk, Chennai – 600 010.

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.07.04 16:39:54

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.