



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

Letter No.CMDA/CC/NIIRB/N/214/2021
Sir,

To

- 1) The Chairman, TANCHEDECO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director,
CMWSSB, No.75, Santhome High Road
MRC Nagar, R.A Puram,
Chennai-600 028

Dated: 27-09-2021

Sub: CMDA Enforcement Cell (North-I) Completed construction of Stilt floor + 5 floors Residential Building with 9 dwelling units at Old Door No.18, New Door No.29, Plot No.A/89, Outer Circular Road, Kilpauk Garden Colony, Chennai-10 comprised in R.S.No.82/1part, (Patta S.No.81/135) Block No.7 of Egmore village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate Issued Reg.

- Ref:
1. CMDA issued Planning Permission in P.P. No. B/NIIRB/316/2019, in letter No. PP/SB/N/366/2019 dated 24.10.2019 in Planning Permit No. 12899 with Premium FSI.
 2. Completion Certificate Application received from the applicant on 17.08.2021.
 3. This office letter even no. dated 20.09.2021 addressed to the applicant.
 4. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B-0020030, dated 22.09.2021.
 5. 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.Sreedhosh Properties (P) Ltd. Rep. by its Managing Director, Thiru.P.Sreedharan,GPA for Alice Mathew & 2 others have constructed Stilt floor + 5 floors Residential Building with 9 dwelling units at Old Door No.18, New Door No.29, Plot No.A/89, Outer Circular Road, Kilpauk Garden Colony, Chennai-10 comprised in R.S.No.82/1part, (Patta S.No.81/135) Block No.7, of Egmore village, Chennai, within the limit of Greater Chennai Corporation. Planning Permission sanctioned by CMDA in P.P. No B/NIIRB/316/2019, in letter No. PP/SB/N/366/2019 dated 24.10.2019 in Planning Permit No. 12899 with Premium FSI 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 and INCIDBR rules, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/North-I/264/2021, dated: 27-09-2021.

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 5th cited (Already indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

Skunk
28.9.2021
for MEMBER-SECRETARY

Copy to:

1. M/s.Sreerosh Properties (P) Ltd.,
Rep. by its Managing Director,
Thiru.P.Sreedharan,
GPA for Alice Mathew & 2 others,
No.97, 2nd Floor, Sreerosh Centre,
New Avadi Road,
Kilpauk, Chennai-10.

2. The Chairperson, TNREIRA
CMDA Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNREIRA registration certificate of project Form 'C' No.TNREIRA/7107/2019 and registration No.TN/27/Building/0251/2019 dated 31.12.2019 stating that Stilt floor + 5 floors with promoters share flats First floor Flat A, B, Second Floor Flat A & B. The registration shall be valid till 31.12. 2021.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai
4. The System Analyst, Computer Cell, CMDA,
(to update Webpage)

(For Refund of SI) for building & DB)

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.