



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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.1, Pumping Station Road
Chintadripet, Chennai-600 002

Letter No. EC/N-II/920/2020

Dated:14-07-2020

Sir,

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of Stilt Floor + 4 Floors Residential Building with 324 dwelling units (as per approval 325 dwelling units) including 64 LIG units, Gym, Open Amphian Theatre & Party Hall at Old S.No.19/1, 2, 20, 27/1 to 5, 31/1A, 1B, 2A, 2B, 2C, 32/1, 2A, 2B, 33/2, T.S. No.46, 47, 48/2, 67/1, 68 and 70/1, Block No.8, Ward – D of Patravakkam Village, Karukku Main Road, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/Spl. Bldg/277 A to H/2017 in Letter No.B3/516/2017, dated 10.10.2017, Planning Permit No.11622
 2. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3rd floor, Panagal Maaligai, No.1, Jeenu Road, Saidapet, Chennai-15 in letter No.SEIAA-TN/F-6438/EC/(8a)/539/2017, dated 11.10.2017
 3. Compliance Certificate issued by issued by CE, CRO PWD in Lr.No.DB/T5(3)/F-CC-Pattravakkam/2017, dated 05.06.2020
 4. Completion Certificate Application representation letter dated 23.01.2020
 5. This office letter even no. dated 30.06.2020 addressed to the applicant.
 6. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0016636, dated 06.07.2020.

This is to certify that **M/s. Casa Grande Shelter LLP, Rep. by Ms. Sindhu, GPA of Vijayashanthi Builders Ltd.**, have constructed of Stilt Floor + 4 Floors Residential Building with 324 dwelling units (as per approval 325 dwelling units) including 64 LIG units, Gym, Open Amphian Theatre & Party Hall at Old S.No.19/1, 2, 20, 27/1 to 5, 31/1A, 1B, 2A, 2B, 2C, 32/1, 2A, 2B, 33/2, T.S. No.46, 47, 48/2, 67/1, 68 and 70/1, Block No.8, Ward – D of Patravakkam Village, Karukku Main Road, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl. Bldg/277 A to H/2017 in Letter No.B3/516/2017,

/pto/

dated 10.10.2017, Planning Permit No.11622. 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 approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/North-II /107/2020, dated:14-07-2020.**

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.

Yours faithfully,

J. Jayaraj 14/7/2020

for **MEMBER-SECRETARY**

Copy to:

- | | | |
|---|---|--|
| 1 | M/s. Casa Grande Shelter LLP
Rep. by Ms. Sindhu
GPA of Vijayashanthi Builders Ltd.,
No.111/59, 5 th Floor, L.B. Road
Thiruvanmiyur, Chennai – 600 041 | With a request to obtain consent to operate (CTO) as per applicable rules from TNPCB |
|---|---|--|
- 2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.
 3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building, STP & DB)
 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.
- (iii) Swimming Pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O. Ms. No.97, MAWS Dept., dated 07.07.2018, and undertaken given by the applicant.