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.