



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, TNPDC, 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: 2025.07.06 15:39:54