Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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. EC/C-II/ 3698/2018 Dated: 15-05-2018

Sir,

Sub: CMDA – Enforcement Cell (Central-II) - Issue of Completion Certificate for the construction of Basement floor + Ground floor + 3 floors Shop use Commercial building at Door No.8, Thiyagaraya Road and Chevalier Shivaji Ganesan Road, T.Nagar, Chennai 600017 in T..S.No.6542/1, Block No.140 of T.Nagar village within the limit of Greater Chennai Corporation – Reg.

Ref:
1. CMDA issued Planning Permission No. B/Spl.Bldg./144-AtoE/2016, Permit No.9582 in letter No.BC1/788/2015 dated 29.06.2016..
2. Completion Certificate Application received from the Tmt.Sheerin Farhana Hussain & others, dated 08.03.2018.
3. Additional Development charges and Infrastructure & Amenities charges remitted vide CMDA Receipt Nos.B-007194 dated 04.05.2018

*****

This is to certify that the Tmt.Sheerin Farhana Hussain & others, have constructed Basement floor + Ground floor + 3 floors Shop use Commercial building at Door No.8, Thiyagaraya Road and Chevalier Shivaji Ganesan Road, T.Nagar, Chennai 600017 in T..S.No.6542/1, Block No.140 of T.Nagar village within the limit of Greater Chennai Corporation sanctioned in P.P.No.B/Spl.Bldg./144-AtoE/2016, Permit No.9582 in letter No.BC1/788/2015 dated 29.06.2016 and 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 Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II / 151 / 2018 dated 15-05-2018.

3. This Completion Certificate for the building 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. 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,

Copy to:

1. Tmt.Sheerin Farhana Hussain & others,
   No.2, Sarangapani Street,
   T.Nagar,
   Chennai – 600 017.
2. The Deputy Financial Analyst
   Finance Division, CMDA
   (For Refund of Security Deposit for Building & Display Board)
3. The System Analyst, Computer Cell, CMDA
   (To update Webpage).
4. The Principal Secretary to Government,
   H&UD and Chairman
   TNRERA
   CMDA –Tower-II (1st Floor)
   No.1A, Gandhi Irwin Road,
   Egmore, Chennai – 600 008.

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.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate