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RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

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
Chindadripet, Chennai-600 002.

Letter No. CMDA/CC/IND/S/0543/2024

Sir / Madam,

Dated:05.03.2025

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Basement Floor (Part) + Stilt Floor (Mechanised – Pit Puzzle Parking) + 3 Floors + 4 Floor (Part) IT/ITES Building availing IT Developments additional FSI benefits & Premium FSI at Plot No.107, Industrial Estate for Electrical & Instruments, Perungudi, Chennai – 600 096 comprised in S.No.7/2 of Neelangarai Village within the limits of Greater Chennai Corporation – Completion Certificate Issued – Reg.

Ref:
1. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No. OL-PP/IND/0028/2024 in Planning Permit No.OL-00964 in letter No.CMDA/PP/IND/S/0674 /2023 dated 13.06.2024.
3. Online Completion Certificate Application received from M/s.PG Investments, Represented by its Partner Thiru.Puja Gupta as an owner and GPA for 1. M/s.Designer Home Steds, 2. M/s.VPM Associates, 3. M/s.Prece-Grip Private Limited, 4.M/s.ACG Investements dated 10.12.2024.
4. This office D.C.Letter even No. dated 14.02.2025.
5. The applicant has remitted Additional Development Charges & Infrastructure and Amenities Charges vide CMDA Receipt No. B0026561 dated 25.02.2025 with enclosures.

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This is to certify that M/s.PG Investments, Represented by its Partner Thiru.Puja Gupta as an owner and GPA for 1. M/s.Designer Home Steds, 2. M/s.VPM Associates, 3. M/s.Prece-Grip Private Limited, 4.M/s.ACG Investements has completed the Construction of Basement Floor (Part) + Stilt Floor (Mechanised – Pit Puzzle Parking) + 3 Floors + 4 Floor (Part) IT/ITES Building availing IT Developments additional FSI benefits & Premium FSI at Plot No.107, Industrial Estate for Electrical & Instruments, Perungudi, Chennai – 600 096 comprised in S.No.7/2 of Neelangarai Village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCDBR, 2019.

2. Accordingly, Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 080/ 2025, dated 05.03.2025.**

Contd.,

3. 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 rule 20 (6) Annexure XXIII of TNCDBR, 2019 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 have 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 is issued subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,

05/03/2025

for MEMBER-SECRETARY

Copy to:

1. M/s.PG Investments,
   Represented by its Partner Thiru.Puja Gupta as an owner and GPA for 1. M/s.Designer Home Steds, 2. M/s.VPM Associates, 3. M/s.Prece-Grip Private Limited. 4. M/s.ACG Investements,
   Plot No.7A, Guindy Industrial Estate,
   Guindy, Chennai
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008. (TNRERA Letter No.TNRERA/A4/4198/2024 dated 19.11.2024 and stated that NOC is hereby issued to enable you to obtain CC from CMDA).
3. The Financial Advisor
   Finance Division, CMDA. (For Refund of Security Deposit for Building,STP and Display Board).
4. The System Analyst, Computer Cell, CMDA. (For Web-hosting)

Note:

(i) The original copy of CMDA's Cash Receipt No. CMDA/PP/Ch/14320/2024 dated 11.06.2024 for the payment of the Security Deposit has been submitted by the applicants.

(ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
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