



BY RPAD

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/NHRB/S/0569/2023

Dated: 08.02.2024

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed Construction of Basement Floor + Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 28 dwelling units availing Premium FSI of Old Door No.45, 45/1 & 45/2, New Door No.54, 54/1 & 54/2, Kalakshethra Road & Valmigi Street, Thiruvanmiyur, Chennai – 600 041 comprised in Old S.No.116/1B1C, 1B1D & 2C2, T.S.No.23/1, 2 & 3, Block No.28 of Thiruvanmiyur Village within the limit 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.PP/NHRB/205/2022 Dated 05.07.2022 Permit No.14882 in letter No. PP/NHRB/S(B2)/0205/2022 Dated 05.07.2022.
 3. **TNRERA letter No.** TNRERA/12250/2022 dated 01.09.2022 with Registration No. TN/29/Building/0326/2022 dated 01.09.2022.
 4. Completion Certificate Application received from M/s. Vibrant Offices and Homes LLP, GPA vide No. CMDA/CC/NHRB/S/0569/2023 dated 30.12.2023.
 5. This office DC Advice letter even No. dated 02.02.2024.
 6. Applicant letter dated 05.02.2024 enclosing the remittance of Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0024828 dated 05.02.2024.

This is to certify that M/s. Vibrant Offices and Homes LLP, GPA has completed the construction of Basement Floor + Stilt Floor + 4 Floors + 5th Floor (part) Residential Building with 28 dwelling units availing Premium FSI of Old Door No.45, 45/1 & 45/2, New Door No.54, 54/1 & 54/2, Kalakshethra Road & Valmigi Street, Thiruvanmiyur, Chennai – 600 041 comprised in Old S.No.116/1B1C, 1B1D & 2C2, T.S.No.23/1, 2 & 3, Block No.28 of Thiruvanmiyur Village within the limit of Greater Chennai Corporation vide CMDA for which Planning Permission is accorded in the reference 2nd 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 prescribed in Rule 20(6) Annexure XXIII of TNCDBR, 2019.

p.t.o

2. Accordingly, Completion Certificate is issued for the above construction in C.C. No. EC/South-I/034/2024 dated 08.02.2024.

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 has signed in the Plan to ensure the safety after construction and also for its 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 1st cited (Also indicated in the Planning Permission approval letter in Serial No.12).

Yours faithfully,

for MEMBER-SECRETARY

Copy to:

1. **M/s. Vibrant Offices and Homes LLP, GPA**
B-5, 1st Floor, P.A.Towers,
No.869, Poonamallee High Road,
Kilpauk, Chennai – 600 010.
2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008. (TNRERA letter No.
TNRERA/12250/2022 dated 01.09.2022
with Registration No.
TN/29/Building/0326/2022 dated
01.09.2022 for the project under
reference valid till 31.12.2024)
3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for
Building and Display Board)
4. The System Analyst, Computer Cell, CMDA (to update Webpage)

Note:

- (i) The Original Cash Receipt No. B0021655 dated 28.06.2022 for the Security Deposit has been 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 applicants are to be furnished.