



**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

**Letter No. :** CMDA/CC/NHRB/C/0210/2025

**Dated :** 23 October, 2025

From  
The Principal Secretary/  
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 - 600002.  
2 .The Managing Director,  
CMWSSB, No.1,  
Pumping Station Road,  
Chennai - 600002.

Sir,

- Sub :** CMDA – Enforcement Cell (Central-II) – Completed the Construction of Stilt Floor + 5 Floors Residential building with 10 dwelling units at Plot No.34 Part, Door No.20, Karnan street, Rangarajapuram, Kodambakkam, Chennai comprised in T.S.No.4/4Part (As per document) & T.S.No.4/7 (as per patta), Block No.45 of Puliur 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. P.P.No. OL – PP/NHRB/0474/2023 vide this office Letter No. CMDA/PP/NHRB/C/0373/2023 dated 30/11/2023 in planning permit No. OL - 00638.  
3. Completion Certificate application received on online dated 04.10.2025.  
4. NOC from TNRERA in Letter No.TNRERA/A4/3663/2025 dated:14.10.2025.  
5. This office D.C. advice letter even No. dated 15.10.2025.  
6. Applicant letter dated 16.10.2025, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No. CMDA/PP/Ch/20278/2025, dt. 15.10.2025 and other particulars.

This is to certify that Mr.U.Chandraprakasam GPA for Mrs.P.S.Uma & 10 others has Completed the Construction of Stilt Floor + 5 Floors Residential building with 10 dwelling units at Plot No.34 Part, Door No.20, Karnan street, Rangarajapuram, Kodambakkam, Chennai comprised in T.S.No.4/4Part (As per document) & T.S.No.4/7 (as per patta),Block No.45 of Puliur village within the limits of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. The building 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 TNCDDBR 2019.

Accordingly Completion Certificate is issued for the above construction in C.C.No. **OL-EC/Central-II/81/2025** Date **23 October, 2025**.

The 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 Rule 20(6) Annexure XXIII of TNCDDBR 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.

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.11).

Yours faithfully,

Signature valid

Name : S. KIRUBHAKARAN  
Designation : Assistant Planner  
Date : 10/23/2025 4:12:47 PM

Name: S KIRUBHAKARAN  
Designation: Assistant Planner  
Date: 23 October, 2025  
For  
Deputy Planner (Central )  
Enforcement Cell

**Copy to:**

1.Mr.U.Chandraprakasam  
GPA for Mrs.P.S.Uma & 10 others,  
Door No.19/11 Tanjore Road,  
T.Nagar, Chennai-600017.

2.The Chairperson,  
TNRERA,  
CMDA Tower-II, 1st Floor, Egmore,  
Chennai – 600 008  
(NOC from TNRERA in Letter No. TNRERA/A4/3663/2025 dated:14.10.2025 stated that the area of land proposed to be developed exceed five hundred square meters and the number of apartments proposed to be developed exceed eight inclusive of all phases.)

3.The Deputy Financial Analyst Finance Division,  
CMDA (For Refund of Security Deposit for building, Display Board. SD for Building, SD for Display Board remitted in Receipt No. CMDA /PP/Ch/12184/2023, dated 26/10/2023).

4.The System Analyst,  
Computer Cell,  
CMDA (to update Webpage)

**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.

CMDA