



## CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008

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## FINAL 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 Commissioner,  
Avadi City Municipal Corporation,  
Avadi,  
Chennai-600 054

Letter No. CMDA/CC/HRB/N-II/527/2024

Dated: 24-06-2025

Sir / Madam

Sub: CMDA – Enforcement Cell (North-II) – Completed construction of HRB / GD of 11 Blocks viz., 10 Blocks with Stilt floor + 10 Floors Residential building with 1220 dwelling units and 1 Block with Stilt floor + 3 Floors + 4<sup>th</sup> Floor (part) for Community Hall to the already approved 64 Special Building Blocks (out of which 37 Blocks constructed and Completion Certificate obtained) with 1304 dwelling units at S.Nos. 472/1 & 2, 474/1B, 2A, & 2B, 475, 476, 477/1 & 2, 479, 480/1, 482, 484/1A, 1B, 1C1, 1C2, 1D & 1E, 485, 489/2B2 & 2B3, 551, 611/2, 612/1B & 2B2, 624/2 & 3 and 625/1 of Paruthipattu Village, Avadi - Ponamallee Road, Chennai, within the limit of Avadi City Municipal Corporation – **Final Completion Certificate** – Issued - Reg.

- Ref:
1. Earlier Planning Permission was issued in P.P. No. B/Spl.Bldg./483 (A to K)/2006 in letter No. B3/29665/2005 dated 07.11.2006.
  2. 1<sup>st</sup> Partial CC issued in letter No.EN3/23934/2006 in C.C. No.EC/North/64/2012 dated 10.05.2012.
  3. 2<sup>nd</sup> Partial CC issued in letter No.EN3/23934/2006 in C.C. No.EC/North/254/2012 dated 27.12.2012.
  4. Revised Planning Permission was issued in P.P. No. C/PP/MSB/41 A to G/2014, in letter No. C3(N)/12908/2011 dated 22.12.2014 in Planning Permit No.8186.
  5. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu, 3<sup>rd</sup> floor, Panagal Maaligai, No.1, Jeenu Road, Saidapet, Chennai-15 in letter No. SEIAA/TN/F.3126/2014/EC-380/8(a)/2015 dated 30.03.2015.
  6. TNRERA registration certificate of project Form ‘F’ No.TNRERA/1548/2024 and registration No.TN/02/Building/0246/2018 in letter No.TNRERA/0184/2017 dated 26.07.2018.
  7. Renewal of Planning Permission was issued in P.P. No. C/PP/MSB/42 A to G/2020 in letter No. EC/N-II/18665/2019 dated 11.12.2020 in Planning Permit No.13244.
  8. TNRERA File No.TNRERA/1830/2021 for Block-1, 2, 6 & 18 and registration No.TN/02/Building/0013/2018 issued in letter No.TNRERA/244/2017 dated 05.01.2018.
  9. **Partial Compliance certificate issued by DF&RS** in D.Dis. No.15711/C1/2024, C.C. No.117/2024 dt.19.11.2024.
  10. **Partial Compliance certificate issued by DF&RS** in D.Dis. No.15711-II/C1/2024, C.C. No.118/2024 dt.19.11.2024.
  11. Applicant’s Final Completion Certificate application for 11 Blocks on 10.12.2024.
  12. This office letter even No. dated 17.04.2025 addressed to applicant.
  13. Applicant’s letter dt.30.04.2025, 06.05.2025 & 13.05.2025.
  14. This office Particulars called for letter even No. dt.16.05.2025.
  15. Applicant’s letter dated 04.06.2025 & 14.06.2025 along with additional Development Charges and I & A charges remitted in CMDA Receipt No. B-0026836, dated 22.05.2025.

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/pto/

2. Based on the earlier approval issued vide reference 1<sup>st</sup> cited, 1<sup>st</sup> & 2<sup>nd</sup> partial Completion Certificates was issued by CMDA vide references 2<sup>nd</sup> and 3<sup>rd</sup> cited.

3. The Central Government Employees Welfare Housing Organization have obtained revised Planning Permission for the construction of HRB / GD of 11 Blocks viz., 10 Blocks with Stilt floor + 10 Floors Residential building with 1220 dwelling units and 1 Block with Stilt floor + 3 Floors + 4<sup>th</sup> Floor (part) for Community Hall to the already approved 64 Special Building Blocks (out of which 37 Blocks constructed and Completion Certificate obtained) with 1304 dwelling units at S.Nos. 472/1 & 2, 474/1B, 2A, & 2B, 475, 476, 477/1 & 2, 479, 480/1, 482, 484/1A, 1B, 1C1, 1C2, 1D & 1E, 485, 489/2B2 & 2B3, 551, 611/2, 612/1B & 2B2, 624/2 & 3 and 625/1 of Paruthipattu Village, Avadi - Ponamallee Road, Chennai, within the limit of Avadi City Municipal Corporation.

4. This is to certify that Central Government Employees Welfare Housing Organization have constructed HRB / GD of 11 Blocks viz., 10 Blocks with Stilt floor + 10 Floors Residential building with 1220 dwelling units and 1 Block with Stilt floor + 3 Floors + 4<sup>th</sup> Floor (part) for Community Hall to the already approved 64 Special Building Blocks (out of which 37 Blocks constructed and Completion Certificate obtained) with 1304 dwelling units at S.Nos. 472/1 & 2, 474/1B, 2A, & 2B, 475, 476, 477/1 & 2, 479, 480/1, 482, 484/1A, 1B, 1C1, 1C2, 1D & 1E, 485, 489/2B2 & 2B3, 551, 611/2, 612/1B & 2B2, 624/2 & 3 and 625/1 of Paruthipattu Village, Avadi - Ponamallee Road, Chennai, within the limit of Avadi City Municipal Corporation. The revised Planning Permission was accorded in the reference 4<sup>th</sup> cited and subsequently renewal of Planning Permission was accorded in the reference 7<sup>th</sup> cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

4. Accordingly **Final** Partial Completion Certificate is issued for the above construction in C.C.No.**EC/North-II/233/2025 dated:24-06-2025**.

5. The **Final** 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 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 the continued Structural Stability of the buildings.

Yours faithfully,

*D. Thirumal*  
24/06/25

for MEMBER-SECRETARY

*Amu*  
24/6/2025

**Copy to:**

- 1 The Central Government Employees Welfare Housing Organization,  
Chennai Phase III Site Office,  
Kendriya Vihar – II, Paruthipattu,  
Avadi-Poonamallee Road,  
Chennai-600071. (With a request to obtain consent to operate (CTO) as per applicable rules from TNPCB)
- 2 The Chairperson, TNRERA  
CMDA – Tower-II (1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8. TNRERA registration certificate of project Form 'F'  
No.TNRERA/1548/2024 and registration  
No.TN/02/Building/0246/2018 in letter  
No.TNRERA/0184/2017 dated 26.07.2018 completion  
up to 26.06.2021. First Extension issued in Form F  
No.TNRERA/1792/2021 dt.29.10.2021 for the period up  
to 26.06.2022. Second extension issued in Form F  
No.TNRERA/6153/2021 dt.25.04.2022 for the period up  
to 26.06.2023. Third extension given up to 26.06.2024.
3. The Financial Advisor,  
Finance Division, CMDA, Chennai. (For Refund of SD for building, Septic Tank / STP & DB)
4. The System Analyst, Computer  
Cell, CMDA, (to update Webpage)

**Note:**

O/o.No.1/2023 dated 12.01.2023 particulars.