



# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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, TNEB,  
Anna Salai, Chennai-600 002.
- 2) The Managing Director,  
CMWSSB, No.1, Pumping Station Road  
Chintadripet, Chennai-600 002.

Letter No. CMDA/CC/HRB/S/0065/2020

Dated: 16-09-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Multi-storeyed Building – Combined basement floor for Block: 1 & 2: Block 1: Basement floor + Ground Floor + 2 floors + 3<sup>rd</sup> floor part for commercial use (Shops/Restaurant), Block 2: Basement floor + Stilt floor / Ground Floor + 1<sup>st</sup> floor parking + 2<sup>nd</sup> floor parking + 3<sup>rd</sup> to 16<sup>th</sup> floor + 17<sup>th</sup> floor part residential with 286 dwelling units, Block 3: Ground Floor + 3 floors + Service floor for Club house and Block 4 (LIG): Stilt floor/Ground floor + 11 floors for residential with 76 dwelling units totally 362 dwelling units at Rajiv Gandhi Salai (OMR), S.No.172/1, 173/1A, 174/1, 2, 3, 4, 5A, 5B, 5C, 175, 176, 177, 178/1B and 178/15 of Semmenchery village, within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB/28 A to Q/2017 permit No.11155 in letter No.C3(S)/14520/2015 dated 4.7.2017.
  - 2) Completion Certificate Application from M/s. SAS Hotels and Enterprises Ltd. dated 06.08.2020
  - 4) Compliance Certificate issued by DF&RS in letter No.D.Dis. No.665/C1/2020, CC No.24/2020 dated 30.07.2020.
  - 5) EIA Clearance Letter No.SEIAA-TN/F.3750/EC/8(a)/424/2015 dated 19.11.2015.
  - 6) This office letter even No. dated 09.09.2020.
  - 7) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0017265 dated 11.09.2020.

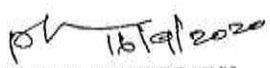
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This is to certify that have constructed M/s. SAS Hotels and Enterprises Ltd. Multi-storeyed Building – Combined basement floor for Block: 1 & 2: Block 1: Basement floor + Ground Floor + 2 floors + 3<sup>rd</sup> floor part for commercial use (Shops/Restaurant), Block 2: Basement floor + Stilt floor / Ground Floor + 1<sup>st</sup> floor parking + 2<sup>nd</sup> floor parking + 3<sup>rd</sup> to 16<sup>th</sup> floor + 17<sup>th</sup> floor part residential with 286 dwelling units, Block 3: Ground Floor + 3 floors + Service floor for Club house and Block 4 (LIG): Stilt floor/Ground floor + 11 floors for residential with 76 dwelling units totally 362 dwelling units at Rajiv Gandhi Salai (OMR), S.No.172/1, 173/1A, 174/1, 2, 3, 4, 5A, 5B, 5C, 175, 176, 177, 178/1B and 178/15 of Semmenchery village, within Greater Chennai Corporation limit sanctioned vide Planning Permission No. C/PP/MSB/28 A to Q/2017 Permit No.11155 in letter No.C3(S)/14520/2015 dated 4.7.2017. 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/South-II/164 /2020 dated 16-09-2020.

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 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,

 16/9/2020  
for MEMBER-SECRETARY

Copy to:

1. ✓ M/s. SAS Hotels and Enterprises Ltd.  
No.3, Mangesh Street  
T. Nagar  
Chennai 600 017  
(with a request to obtain consent to operate (CTO) as per applicable rules from competent authority for EIA).  
(TNPCB)
2. The Chairperson,  
TNRERA, CMDA Tower-II,  
1<sup>st</sup> Floor,  
Egmore, Chennai – 600 008  
(This ref. to TNRERA registration No.TN/01/  
Building/0149/2017 dated 27.10.2017 valid upto Oct.  
2020)
3. The Deputy Financial Analyst,  
Finance Division, CMDA  
(For refund of Security Deposit for Building, STP and  
Display Board)
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.
- iii) Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O. Ms. No.97, MAWS Dept./, dated 07.07.2015 and undertaken given by the applicant.

**FORM - 4**

**ARCHITECT'S CERTIFICATE**

( To be issued on completion of each of the Building / Block / Tower )

3B, RAINTREE HALL APTS.  
#16, RHENIUS STREET  
RICHMOND TOWN  
BANGALORE - 560 025  
TEL : 080-22220303/22220309  
Email : sirajrenu03@yahoo.com  
sirajrenu01@gmail.com

Date: 25.09.2020

To

**M/s Appaswamy Real Estate**  
No.3, Mangesh Street  
T.Nagar  
Chennai – 600 017

**Subject: Certificate of Completion of Construction Work of Combined Basement Floor for Block No.1 & 2 Block No.1 - Combined Basement Floor + Ground Floor + Second Floor + Third Floor Part for Commercial (Shops / Restaurant). Block No.2 - Combined Basement Floor + Stilt Floor / Ground Floor + First Floor Parking + Second floor Parking + 3 to 16 Floors + 17th Floor part Residential with 286 Dwelling units. Block No.3 – Ground Floor + 3 Floors + Service Floor, Club House with Swimming Pool. Block No.4 – (LIG) Stilt Floor / Ground Floor + 11 Floors for residential with 76 Dwelling units total 362 Dwelling units of the Project (TN RERA Registration Number TN/01/Building/0149/2017 dated 27.10.2017) situated at Rajiv Gandhi Salai (OMR), S.No.172/1, 173/1A, 174/1, 2, 3, 4, 5A, 5B, 5C, 175, 176, 177, 178/1B & 178/15 of Semmenchery village, Sholinganallur Taluk Kancheepuram District ( now Chengalpet District ) by its boundaries ( latitude and longitude of the end points ) 12°52'34.N 80 North to the South 80°13'33.E to the East 80°13'35.E to the west of Division Semmenchery Village Sholinganallur Taluk – 600 119,Kancheepuram ( now Chengalpet ) District, measuring 30,782 sq. mtrs are being developed by M/s. Appaswamy Real Estate.**

Sir,

We, Siraj & Renu have undertaken assignment as Architect / Engineer of certifying completion of Construction Work of Combined Basement Floor for Block No.1 & 2, Block No.1 - Combined Basement Floor + Ground Floor + Second Floor + Third Floor Part for Commercial (Shops / Restaurant), Block No.2 - Combined Basement Floor + Stilt Floor / Ground Floor + First Floor Parking + Second floor Parking + 3 to 16 Floors + 17<sup>th</sup> Floor part



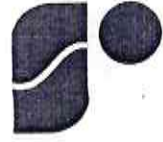


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Residential with 286 Dwelling units, Block No.3 – Ground Floor + 3 Floors + Service Floor : Club House with Swimming Pool, Block No.4 – (LIG) Stilt Floor / Ground Floor + 11 Floors for residential with 76 Dwelling units Totally 362 Dwelling units of the Project (TNRERA Registration Number TN/01/Building/0149/2017 dated 27.10.2017) situated at Rajiv Gandhi Salai (OMR), S.No.172/1, 173/1A, 174/1, 2, 3, 4, 5A, 5B, 5C, 175, 176, 177, 178/1B & 178/15 of Semmenchery village, Sholinganallur Taluk, Kancheepuram District (now Chengalpet District) – 600 119 of the Building measuring 30,782 sq.mts. are being developed by M/s Appaswamy Real Estate.

2. Following technical professionals are appointed by Owner / Promoter: (as applicable)
  - (i) M/s Siraj & Renu as Architect / Engineer.
  - (ii) Thiru N.Chandru as Structural Consultant.
  - (iii) Thiru S.Rajasekar as Site Supervisor / Clerk of works.
  
3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my / our knowledge, I/We hereby certify that Combined Basement Floor for Block No.1 & 2, Block No.1 - Combined Basement Floor + Ground Floor + Second Floor + Third Floor Part for Commercial (Shops / Restaurant), Block No.2 - Combined Basement Floor + Stilt Floor / Ground Floor + First Floor Parking + Second floor Parking + 3 to 16 Floors + 17<sup>th</sup> Floor part Residential with 286 Dwelling units, Block No.3 – Ground Floor + 3 Floors + Service Floor : Club House with Swimming Pool, Block No.4 – (LIG) Stilt Floor / Ground Floor + 11 Floors for residential with 76 Dwelling Units Totally 362 Dwelling units of the Project (TNRERA Registration Number Units Totally 362 Dwelling units of the Project (TNRERA Registration Number TN/01/Building/0149/2017 dated 27.10.2017) situated at Rajiv Gandhi Salai (OMR), S.No.172/1, 173/1A, 174/1, 2, 3, 4, 5A,





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5B, 5C, 175, 176, 177, 178/1B & 178/15 of Semmenchery Village, Sholinganallur Taluk Kancheepuram District ( now Chengalpet District ) has been completed in all aspects. The aforesaid Building / Block of the Building is granted Completion Certificate bearing number C.C.No.EC/South-II/164/2020 dated 16.09.2020 by CMDA.

Yours faithfully,

Signature of registered Architect!

Name of registered Architect: **MR. SIRAJ HASAN**

Reg. No of registered Architect: CA/92/15040

Dated : September 25, 2020





2.9.2020

