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Ramaniyam Real Estates Pvt.Ltd.

28.11.2019

From,
M/s.Ramaniyam Real Estates (P) Ltd.,
17 / 35 , 2nd Main Road,
Gandhi Nagar,
Adyar,
Chennai- 600 020.

To,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, 1st Floor, Gandhi - Irwin Bridge Road,
Egmore,
Chennai - 600 008.

Sir,

Sub: Requisition to update the status completion of our project - "RAMANIYAM MAGNUM" having Stilt Floor Part + Ground Floor Part + 1st Floor Parking + 2nd Floor (Swimming pool and dwelling units) to 9th Floor residential building with 219 dwelling units at R.S.nos.311/3 & 312/1 (as per Document) , S.No.311/3A & 312 / 1 (as per patta) Kottivakkam Village , KP Kandan Nagar Main Road, Chennai - 600 041, Shollinganallur Taluk, Kancheepuram District, Zone - XIV , Division - 184 - reg.

Ref:

1. TNRERA REGISTRATION NUMBER - TN / 01 / Building / 0158 / 2017 dated : 31/10/2017.
2. COMPLETION CERTIFICATE - C.C.No.EC / South- II/ 55 / 2019 dated : 18-02-2019.

We have registered our above cited project "RAMANIYAM MAGNUM" under RERA Registration Certificate No: TN / 01 / Building / 0158 / 2017 dated : 31/10/2017.

The Project has been completed and the Chennai Metropolitan Development Authority has issued completion certificate dated 18-02-2019 and we herewith enclose the following particulars for your kind reference.

- Architect Certificate.
- A Copy of Completion Certificate.
- A copy of TNRERA Certificate.
- Annual Report On Statement Of Accounts(Form - 7).
- As on Site Photos.

Hence, we request you to update our project as completed in the Regulatory Authority website and records, kindly do the needful at your earliest convenience.

Thanking you,

Yours faithfully,



M/s.Ramaniyam Real Estates (P) Ltd.,



FORM 4 (see Regulation 3)

ARCHITECT'S CERTIFICATE

(To be Issued on completion of each of the Building/Wing)

Date:..28.11.2019

To,

M/s.Ramaniyam Real Estates Pvt Ltd.,
No:17/35,Second Main Road,
Gandhi Nagar,Adyar,Chennai – 600 020.

Subject : Certificate of Completion of Construction Work of “**RAMANIYAM MAGNUM**” Residential Building, **TN / 01 / Building / 0158 / 2017**, dated:31/10/2017 (TNRERA Registration Number) situated at R.S.Nos.311/3 & 312/1 (as per Document) , S.Nos.311/3A & 312/1 (as per Patta) Kottivakkam Village, K.P.Kandan Nagar Main Road, Venkateswara Colony, Chennai – 600 041,Sholinganallur Taluk, Kancheepuram District, demarcated by its boundaries (12 58 39 N - 80 14 43.65 E, 12 58 37.91 N - 80 14 46.45E,12 58 36.23 N - 80 14 45.83 E, 12 58 37.44 N - 80 14 43.12E Latitude and Longitude of the end points) admeasuring 8046.79 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

Sir,

We, M/s.ARVIND VARUNA ASSOCIATES , have undertaken assignment as Licensed Surveyor of certifying percentage of Completion of Construction Work of “**RAMANIYAM MAGNUM**” Residential Building situated on the plot bearing S.Nos.311/3A & 312/1 as per Patta, Kottivakkam Village Sholinganallur Taluk, Kancheepuram district, chennai – 600 041 admeasuring 8046.79 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

1.Following technical professionals are appointed by Owner / Promoter:-

- i) **Mr.ARAVINDAN RANGAN** as Architect.
- ii) **Mr.V.JAGEN** as Structural Consultant.
- iii) **In House Design Team of M/s.Ramaniyam Real Estates Pvt Ltd** as MEP Consultant
- iv) **Mr.M.GANESH** as Site Supervisor.

Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that “**RAMANIYAM MAGNUM**” Residential Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The “**RAMANIYAM MAGNUM**” Residential Building is granted Completion Certificate bearing number **CC.No.EC / South-II / 55 / 2019 dated 18-02-2019** by Chennai Metropolitan Development Authority.

Yours Faithfully,


ARVINDAN RANGAN
Registered Architect-CA/1991/14238
No.17/35, 11nd Main Road, Gandhi Nagar,
Adyar, Chennai-600 020.

ARAVINDAN RANGAN (Architect)

MCA No: CA/1991/14238.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD**COMPLETION CERTIFICATE**

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

Letter No.EC/S-II/1395/2019

Dated: 18-02-2019

Sir/ Madam,

Sub: CMDA - Enforcement Cell (South-II) - Completed construction of Stilt Floor (Part) / Ground Floor (Part) + 1st Floor (Parking) + 2nd Floor (Swimming Pool and Dwelling Units) to 9th Floor Residential Building with 219 Dwelling Units and a Gym at 2nd Floor & 3rd Floor, Party Hall at 4th Floor, Aerobics, Committee Room and Home Theatre at 5th Floor, Indoor Game at 6th Floor availing Premium Floor Space Index at R.S.No.311/3& 312/1 (As per document), S.No.311/3A, & 312/1 (As per patta), Kottivakkam Village, K.P. Kandan Nagar Main Road, Chennai - 600 041, Sholinganallur Taluk, Kancheepuram District within Greater Chennai Corporation limit - Completion Certificate - Issued - Reg.

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB/28AtoN/2016 Permit No.9074 letter No.C3(N)/8421/2015 dated 12.05.2016
 - 2) Completion Certificate Application from M/s. Ramaniyam Real Estates Pvt. Ltd., and Magnum Group, Rep. by its GPA Thiru M. Chandru dated 25.01.2018
 - 3) EIA Compliance Report from GOI, Ministry of Environment, Forests & Climate Change, Chennai-34 in letter F.No.EP/12.1/SEIAA/2017-18/80/TN/098 dated 22.01.2019
 - 4) Compliance Certificate issued by DF&RS in letter No.D.Dis.No. 20479/C1/2018 CC No.67/2018 dated 28.12.2018
 - 5) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B009062 dated 14.02.2019

This is to certify that M/s. Ramaniyam Real Estates Pvt. Ltd., and Magnum Group, Rep. by its GPA Thiru M. Chandru have constructed Stilt Floor (Part) / Ground Floor (Part) + 1st Floor (Parking) + 2nd Floor (Swimming Pool and Dwelling Units) to 9th Floor Residential Building with 219 Dwelling Units and a Gym at 2nd Floor & 3rd Floor, Party Hall at 4th Floor, Aerobics, Committee Room and Home Theatre at 5th Floor, Indoor Game at 6th Floor availing Premium Floor Space Index at R.S.No.311/3& 312/1 (As per document), S.No.311/3A, & 312/1 (As per patta), Kottivakkam Village, K.P. Kandan Nagar Main Road, Chennai - 600 041, Sholinganallur Taluk, Kancheepuram District within Greater Chennai Corporation limit sanctioned vide Planning Permission No. C/PP/MSB/28AtoN/2016 Permit No.9074 letter No.C3(N)/8421/2015 dated 12.05.2016. 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.

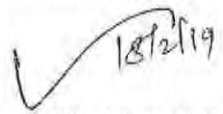
p.f.o.,

EC/S-II/1395/2019

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/55/2019 dated 18-02-2019.**

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,


for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

Copy to:

1. M/s. Ramaniyam Real Estates Pvt. Ltd., and Magnum Group,
Rep. by its GPA Thiru M. Chandru,
No.17/35, 2nd Main Road, Gandhi Nagar,
Adyar, Chennai – 600 020
2. The Principal Secretary to Government,
H&UD Department & Chairman TNRERA
CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008
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 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.

FRONT (WEST) AND RIGHT (SOUTH) SIDE ELEVATION



FRONT (WEST) SIDE ELEVATION



RIGHT (SOUTH) SIDE ELEVATION



LEFT (NORTH) SIDE SETBACK



INNER COURTYARD FACING WESTERN SIDE



SEWAGE TREATMENT PLANT WITH UG SUMP



STILT FLOOR CAR PARK



FIRST FLOOR CAR PARK



AIR-CONDITIONED INDOOR GAMES



AIR-CONDITIONED THEATRE



AIR-CONDITIONED MULTIPURPOSE HALL



AIR-CONDITIONED ASSOCIATION ROOM



AIR-CONDITIONED GYM



LIFT LOBBY



CORRIDOR



ENTRANCE DOUBLE HEIGHT LOBBY



HALL



BEDROOM

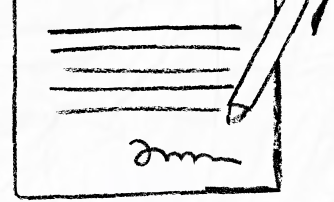


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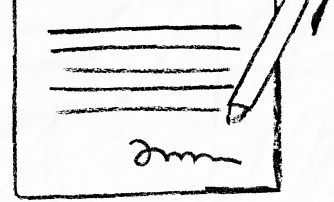
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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