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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 of our project as Completed - "RAMANIYAM MANDHAGINI" situated at plot nos : 41 , 42 & 43 , 2nd cross street , Anand nagar, Okkiyam Thoraipakkam , Chennai- 600 097 comprised in Survey.No.104 / 2B1B1A1 , 104 / 2B1B1A2 , 104 / 2B1B1A1B as per document and S.No:104 / 6B as per patta of Okkiyam Thoraipakkam village, Zone - XV , Division - 193 - reg

Ref:

1. TNRERA REGISTRATION NUMBER - TN / 01 / Building / 0180 / 2018 dated : 30/05/2018.
2. COMPLETION CERTIFICATE - C.C.No.EC / South- II/ 54 / 2019 dated : 18-02-2019.

We have registered our above cited project "RAMANIYAM MANDHAGINI" under RERA Registration Certificate No: TN / 01 / Building / 0180 / 2018 dated : 30/05/2018.

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 MANDHAGINI"** Residential Building. **TN / 01 / Building / 0180 / 2018**, dated : 30.05.2018 (TNRERA Registration Number) situated on Plot nos : 41 , 42 & 43 , 2nd Cross Street, Anand Nagar, Thoraipakkam, Chennai – 600 097 comprised in Survey No:104/ 2B1B1A1, 104/2B1B1A2, 104/2B1B1A1B as per document and S.No:104/6B as per patta of Okkiyam Thoraipakkam Village, Zone – XV , Division - 193, demarcated by its boundaries (12°56'43.3" N- 80°13'60.0" E, 12°56'43.3" N – 80°14'01.6" E, 12°56'42.5" N – 80°14'01.4" E, 12°56'42.6" N – 80°13'59.9" E Latitude and Longitude of the end points) land measuring 900.00 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

Sir,

I am, **P.V.DILIP RAJ** , have undertaken assignment as Licensed Surveyor of certifying Completion of Construction Work of **"RAMANIYAM MANDHAGINI"** Residential Building situated on the plot bearing S.No:104/6B as per patta of Okkiyam Thoraipakkam Village, Anand Nagar, Thoraipakkam, Kancheepuram district, chennai – 600 097 admeasuring 900.00 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

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

i) **P.V.DILIP RAJ** as Licensed Surveyor.

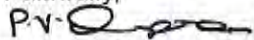
ii) **Mr.V.JAGEN** as Structural Consultant.

iii) **In House Design Team of M/s.Ramaniyam Real Estates Pvt Ltd** as MEP Consultant.

iv) **Mr.C.Prabhu** 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 MANDHAGINI"** 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 MANDHAGINI"** Residential Building is granted Completion Certificate bearing number **CC.NO.EC / South-II / 54 / 2019 dated 18-02-2019** by Chennai Metropolitan Development Authority.

Yours Faithfully,


P. V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO - RE/GR-I/19/03/034.
No. 10, GOVINDASAMY STREET,
KATTABOMMAN BLOCK,
JAFFERKHANPET, CHENNAI-600 083
MOBILE: 9841269153

P.V.DILIP RAJ (Registered Engineer Grade-I)

CMDA REGN No: RE / GR-I / 19 / 03 / 34



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/931/2019

Dated: 18-02-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor + 4 Floors Residential Building with 12 Dwelling Units at Plot Nos.41, 42 & 43, 2nd Cross Street, Anand Nagar, Okkiam Thoraipakkam, Chennai 600 097 in S.Nos.104/2B1B1A1, 104/2B1B1A2, 104/2B1B1A1B (as per document) and 104/6B (as per patta) of Okkiam Thoraipakkam Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No.B/Spl.Bldg./327A&B/2017 Permit No.11672 in letter No. B1/10784/2017 dated 30.11.2017
- 2) Completion Certificate Application from Thiru T.M. Aaditiyaa dated 21.01.2019
- 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B009035 dated 13.02.2019

This is to certify that Thiru T.M. Aaditiyaa has constructed Stilt Floor + 4 Floors Residential Building with 12 Dwelling Units at Plot Nos.41, 42 & 43, 2nd Cross Street, Anand Nagar, Okkiam Thoraipakkam, Chennai 600 097 in S.Nos.104/2B1B1A1, 104/2B1B1A2, 104/2B1B1A1B (as per document) and 104/6B (as per patta) of Okkiam Thoraipakkam Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No.B/Spl.Bldg./327A&B/2017, Permit No.11672 in letter No. B1/10784/2017 dated 30.11.2017. 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/54/2019 dated 18-02-2019.

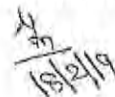
p.t.o.

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. Thiru T.M. Aaditiyaa,
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.

PROJECT REGISTRATION NO. TN / 01 / Building / 0180 /2018.
SITE PHOTOS

FRONT (NORTH) SIDE ELEVATION



REAR (SOUTH) SIDE ELEVATION



PROJECT REGISTRATION NO. TN / 01 / Building / 0180 /2018.
SITE PHOTOS

RIGHT (WEST) SIDE SETBACK



LEFT (EAST) SIDE SETBACK



PROJECT REGISTRATION NO. TN / 01 / Building / 0180 /2018.
SITE PHOTOS

CORRIDOR



LIFT LOBBY



PROJECT REGISTRATION NO. TN / 01 / Building / 0180 /2018.
APARTMENT PHOTOS

HALL



BEDROOM



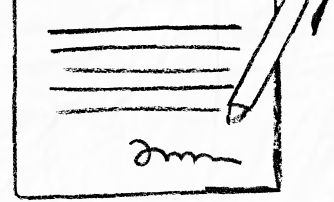
PROJECT REGISTRATION NO. TN / 01 / Building / 0180 /2018.
SITE PHOTOS

KITCHEN



TOILET





our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



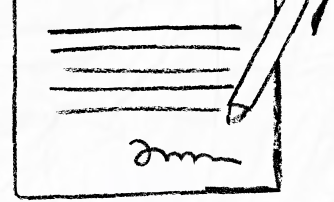
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Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



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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