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ARCHITECT'S CERTIFICATE

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

Date : 23.01.2023

To,

M/s.Ramaniyam Real Estates Pvt Ltd.,

New Door No.14, Old Door No.67,Third Main Road,
Gandhi Nagar, Adyar, Chennai – 600 020.

Subject: Certificate of Completion of Construction Work of “**RAMANIYAM OCEAN CREST**” Residential Building (TNRERA Registration Number TN / 29 / Building / 0104 / 2019, dated: 05.07.2019) situated at Old Door No.11, New Door No.2, Leith Castle North Street and Leith Castle Center Street, Santhome Chennai – 600 028 , Comprised in S.No.4573 / 40 (as per Document) , T.S.No.4573 / 56 (as per patta) , Block No.101 of Mylapore Village, Greater Chennai Corporation , Zone:IX, Division:126, demarcated by its boundaries (Latitude and Longitude of the end points) 13° 01'38.1"N - 80° 16' 36.5" E, 13° 01'36.4"N - 80° 16' 37.2" E,13° 01'36.4"N - 80° 16' 37.2" E, 13° 01'37.6"N - 80° 16' 37.3" E, Mylapore Village, Velachery Taluk, Chennai District – 600 028 land measuring 1226.31 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

Sir,

I am, **P.V.DILIPRAJ**, have undertaken assignment as Engineer of certifying Completion of Construction Work of “**RAMANIYAM OCEAN CREST**” Residential Building situated at Old Door No.11, New Door No.2, Leith Castle North Street and Leith Castle Center Street, Santhome Chennai – 600 028 measuring 1226.31 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.P.V.Dilipraj** as Architect / Engineer. ✓

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.Jayaraman** as Site Supervisor.

2.Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that “**RAMANIYAM OCEAN CREST**” Residential Building has been completed in all aspects. The “**RAMANIYAM OCEAN CREST**” Residential Building is granted Completion Certificate bearing number **C.C.NO.EC/South-I/189/2021, dated:20.07.2021** by Chennai Metropolitan Development Authority.

Yours Faithfully,



P.V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO - RE/GR-I/19/03/034
GCC REGN NO - RE100092019
No.10, GOVINDASAMY STREET
KATTABOMMAN BLOCK,
JAFFERKHANPET, CHENNAI- 600 083
MOBILE 9841269153

P.V.DILIPRAJ

CMDA License No : RE / GR – 1 / 19 / 03 / 034 valid till (Date) 07.03.2024.

**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, TANGEDCO,
Anna Salai, Chennai-600 002.
- 2) The Managing Director, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0101/2021**Dated: 20.07.2021**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor (part) + Ground Floor (part) + 3 Floors + 4th Floor (part) Residential Building with 7 Dwelling Units with Professional Office (136.74 m²) at Old Door No.11, New Door No.2, Leith Castle North Street and Leith Castle Centre Street, Santhome, Chennai-600028 comprised in S.No.4573/40 (as per Doc), T.S.No.4573/56 (as per Patta), Block No.101 of Mylapore Village within Greater Chennai Corporation limit– Completion Certificate – Issued – Reg.

- Ref:
1. CMDA Planning Permission No. B/NHRB/126 A & B /2020, Planning Permit No.13395 in letter No. PP/NHRB/S(B2)/1154/2019 dated 20.05.2020.
 2. Completion Certificate Application received from Tmt. Jayanthi Kumar received on 26.03.2021.
 3. This office Letter even No. dt.07.06.2021.
 4. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019195 dated 09.06.2021
 5. W.P(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 & 6913/2019 dated 12.04.2019.

This is to certify that for Tmt.Jayanthi Kumar has constructed Stilt Floor (part) + Ground Floor (part) + 3 Floors + 4th Floor (part) Residential Building with 7 Dwelling Units with Professional Office (136.74 m²) at Old Door No.11, New Door No.2, Leith Castle North Street and Leith Castle Centre Street, Santhome, Chennai-600028 comprised in S.No.4573/40 (as per Doc), T.S.No.4573/56 (as per Patta), Block No.101 of Mylapore Village within the Limit of Greater Chennai Corporation sanctioned vide CMDA Planning Permission No. PP No. B/NHRB/126 A & B /2020, Planning Permit No. 13395 in letter No. PP/NHRB/S(B2)/1154/2019 dated 20.05.2020. 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.

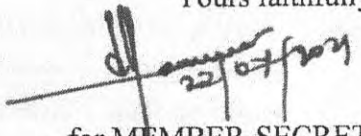
2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 189 /2021 dated 20.07.2021.

Contd.,

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.

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 5th cited (Also indicated in the Planning Permission approval letter 1st cited).

Yours faithfully,


for MEMBER-SECRETARY


22/7/2021

Copy to:

✓ 1. Tmt.Jayanthi Kumar.
No.17/35, 2nd Main Road,
Gandhi Nagar,
Adyar,
Chennai-600020.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai – 600 008.

(TNRERA Registration Property
certificate No.TN/29/Building/0104/2019,
Issued in Letter No. TNRERA/2641/2019
dated 05.07.2019 has been extended from
April 2021 to October 2022.)

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 NAME : RAMANIYAM OCEAN CREST
TNRERA REGISTRATION NO.TN / 29 / Building / 0104 / 2019

FRONT (EAST) SIDE ELEVATION



PROJECT NAME : RAMANIYAM OCEAN CREST
TNRERA REGISTRATION NO.TN / 29 / Building / 0104 / 2019



LIFT LOBBY

PROJECT NAME : RAMANIYAM OCEAN CREST
TNRERA REGISTRATION NO.TN / 29 / Building / 0104 / 2019

LIVING / DINING ROOM



BEDROOM -1

PROJECT NAME : RAMANIYAM OCEAN CREST
TNRERA REGISTRATION NO.TN / 29 / Building / 0104 / 2019

BEDROOM - 2



BEDROOM - 3

PROJECT NAME : RAMANIYAM OCEAN CREST
TNRERA REGISTRATION NO.TN / 29 / Building / 0104 / 2019

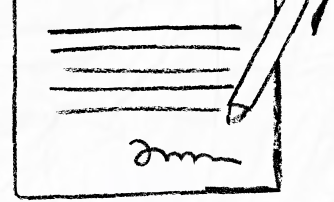
BEDROOM - 4



TOILET -1,2,3 &4 (TYPICAL)

PROJECT NAME : RAMANIYAM OCEAN CREST
TNRERA REGISTRATION NO.TN / 29 / Building / 0104 / 2019





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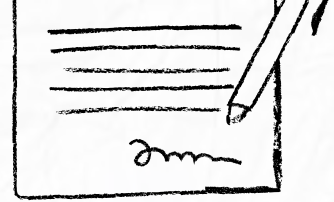
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Vastu & Property Management Tools

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

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