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FORM 4 (see Regulation 3)

ARCHITECT'S CERTIFICATE

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

Date : 15.07.2021

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 SARAS"** Residential Building **(TNRERA Registration Number TN / 29 / Building / 0201 / 2019, dated: 13.11.2019)** situated at Door No.39/17,Plot no:B, 4th main road, Gandhi Nagar, Adyar,Chennai - 600 020 Comprised in T.S.No.4(part), Old S.No.9/1(part), Block No.36 of Kottur Village , Guindy Taluk , Chennai District , Greater Chennai Corporation, Zone - XIII, Division : 175 , demarcated by its boundaries (Latitude and Longitude of the end points) 13° 00'34.0"N - 80° 15' 17.9" E, 13° 00'34.0"N - 80° 15' 18.4" E, 13° 00'32.9"N - 80° 15' 18.4" E, 13° 00'33.0"N - 80° 15' 18.0" E , Kottur Village, Guindy Taluk, Chennai District – 600 041 land measuring 586.14 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

Sir,

I am, **SHANTHI ARULMURUGAN** , have undertaken assignment as Engineer of certifying Completion of Construction Work of **"RAMANIYAM SARAS"** Residential Building situated on the Door No.39/17,Plot no:B, 4th main road, Gandhi Nagar, Adyar,Chennai - 600 020 measuring 586.14 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

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

i) **Mrs.A.Shanthi** 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 recevied from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that **"RAMANIYAM SARAS "** Residential Building has been completed in all aspects. The **"RAMANIYAM SARAS"** Residential Building is granted Completion Certificate bearing number **C.C.NO.EC / South-I / 107 / 2021, dated:21.04.2021** by Chennai Metropolitan Development Authority.

Yours Faithfully,

SHANTHI ARULMURUGAN
REGISTERED ARCHITECT-CA/2016/76458
FLAT No. MD, RAMANIYAM MYTHRI APTS,
PLOT No. 18, ECR, THIRUVANMIYUR
CHENNAI-600 041.

A.SHANTHI (Registered Engineer Grade-I)

CMDA REGN No: RA / Gr-I / 19 / 03 / 046

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

BY RPAD

COMPLETION CERTIFICATE

From	To
The Member-Secretary, Chennai Metropolitan Development Authority, "Thalamuthu-Natarajan Building" No.1, Gandhi-Irwin Road, Egmore, Chennai-600 008	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/0076/2021 **Dated: 21-04-2021**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 5 Floors residential building with 10 Dwelling Units availing Premium FSI at Plot No. B (as per approved sub-division) at Door No.39/17, 4th Main Road, Gandhi Nagar, Adyar, Chennai 600 020 in Old S.No.9/1 (part), T.S. No. 4 part, Block No.36 of Kottur village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref:
1) CMDA Planning Permission No. B/NHRB/172/2019 Permit No.12655 in letter No. PP/SB/S(B2)/0213/2019 dated 31.07.2019
2) Completion Certificate Application from Thiru Manoj Thangavelu & Others dated 15.03.2021
3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019033 dated 19.04.2021.
4) W.P. (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019 dated 12.04.2019.

*****

This is to certify that Thiru. Manoj Thangavelu & Others have constructed Stilt Floor + 5 Floors residential building with 10 Dwelling Units availing Premium FSI at Plot No. B (as per approved sub-division) at Door No.39/17, 4th Main Road, Gandhi Nagar, Adyar, Chennai 600 020 in Old S.No.9/1 (part), T.S. No.4 part, Block No.36 of Kottur village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/NHRB/172/2019 Permit No.12655 in letter No. PP/SB/S(B2)/0213/2019 dated 31.07.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/107/2021 dated 21-04-2021.**

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 4th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

21/4/2021

for MEMBER-SECRETARY

21/4/2021

Copy to:

1. Thiru Manoj Thangavelu & Others
   No.17/35, 2n d Main Road
   Gandhi Nagar
   Adyar
   Chennai 600 020
2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor,
   Egmore, Chennai – 600 008 — (TNRERA registration certificate No.TN/29/ Building/0201/2019 in file No.TNRERA/5356/ 2019 dated 13.11.2019, Valid till August 2021)
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)

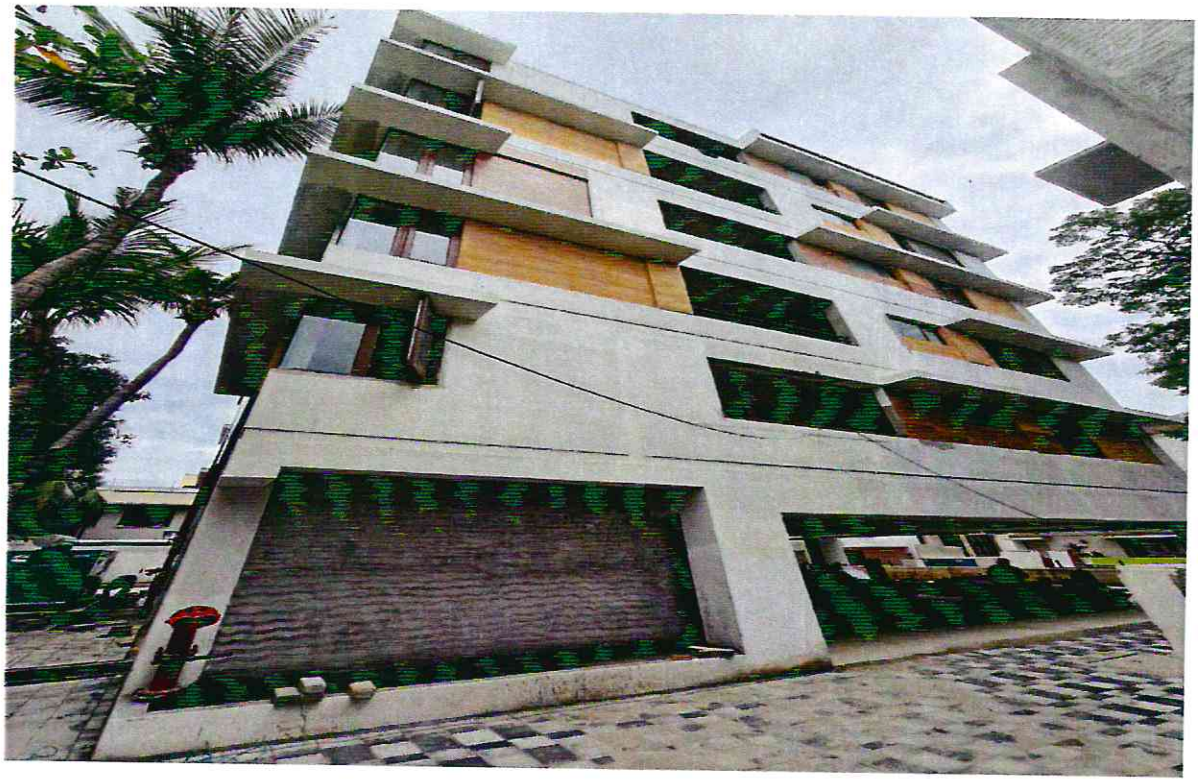
Note:

i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant

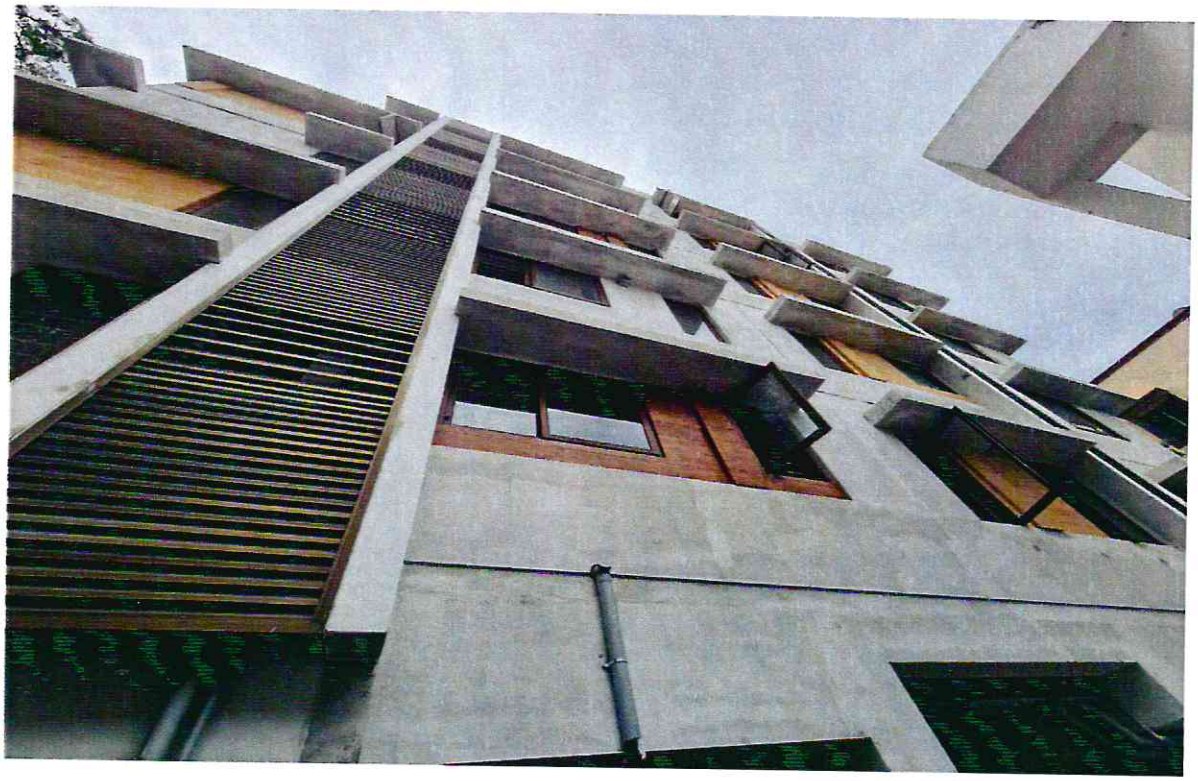
ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

PROJECT NAME : RAMANIYAM SARAS
TNRERA REGISTRATION NO.TN / 29 / Building / 0201 / 2019

FRONT (NORTH) SIDE ELEVATIONS



RIGHT (WEST) SIDE ELEVATION



PROJECT NAME : RAMANIYAM SARAS
TNRERA REGISTRATION NO.TN / 29 / Building / 0201 / 2019

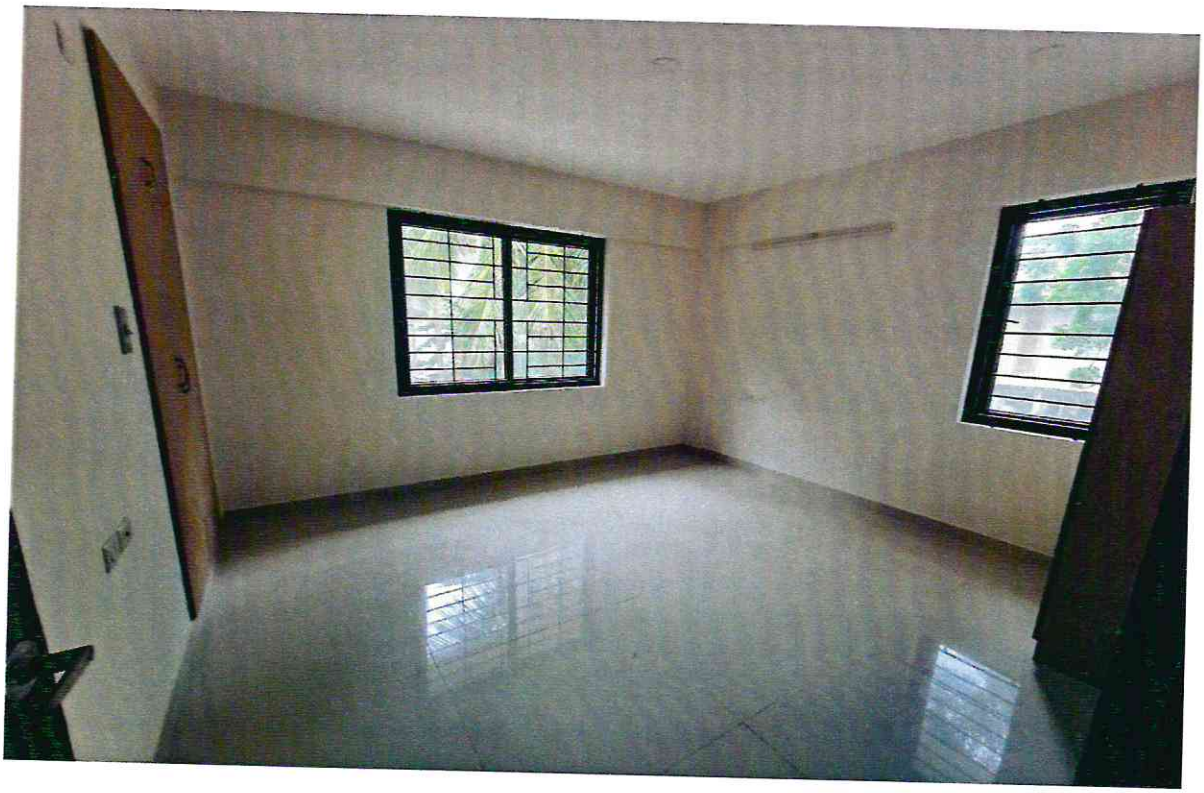
LIFT LOBBY

LIVING / DINING ROOM

PROJECT NAME : RAMANIYAM SARAS
TNRERA REGISTRATION NO.TN / 29 / Building / 0201 / 2019

BEDROOM - 1

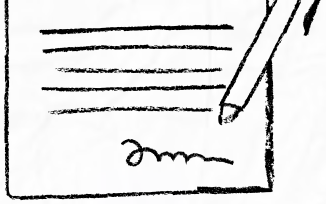
BEDROOM - 2



PROJECT NAME : RAMANIYAM SARAS
TNRERA REGISTRATION NO.TN / 29 / Building / 0201 / 2019

KITCHEN

TOILET



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NRI & Investment Services

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Compliance & Special Services

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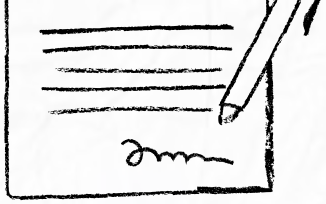

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