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ARCHITECT'S CERTIFICATE

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

Date: 08.01.2021

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 ADVAITHAM**” Residential Building (TNRERA Registration Number TN / 29 / Building / 0202 / 2019, dated:13.11.2019) situated at , Door No.H-134, 32nd Cross Street and 34th Cross Street, Besant Nagar, Chennai-600 090 Comprised in T.S.No.46/24 as per patta, Block No.16 of Urur Village , Velachery Taluk , Chennai District , Greater Chennai Corporation, Zone - XIII, Division : 176 , demarcated by its boundaries (Latitude and Longitude of the end points) 13°00'07.6" N – 80°16'15.2" E, 13°00'07.5" N - 80°16'15.5" E, 13°00'06.7" N – 80°16'14.9" E, 13°00'06.9" N – 80°16'14.5" E , Urur Village , Velachery Taluk , Chennai District – 600 090 land measuring 561.50 Sq.mt of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.

Sir,

I am, **SHANTHI ARUL MURUGAN** , have undertaken assignment as Architect of certifying Completion of Construction Work of “**RAMANIYAM ADVAITHAM**” Residential Building situated T.S.No.46/24 (as per patta), Block No.16 of Urur Village , Velachery Taluk , Greater Chennai Corporation on the plot bearing measuring 561.50 Sq.mts of area being developed by M/s.Ramaniyam Real Estates Pvt Ltd.,

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

- i) **SHANTHI ARUL MURUGAN** 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.S.N.NATARAJAN** as Site Supervisor / Clerk of Works.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge. I hereby certify that “**RAMANIYAM ADVAITHAM** ” Residential Building has been completed in all aspects. The “**RAMANIYAM ADVAITHAM** ” Residential Building is granted Completion Certificate bearing number **CC.NO.EC / SOUTH – I / 139 / 2020**, dated: **13.08.2020** by Chennai Metropolitan Development Authority.

Yours Faithfully,


SHANTHI ARUL MURUGAN
REGISTERED ARCHITECT-CA2016/7458
FLAT No.10, RAMANIYAM MYTHRI APTS,
PLOT No.15, ECR, THIRUVANMIYUR,
CHENNAI - 600 041.

SHANTHI ARUL MURUGAN (Registered Architect Grade-I)



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/NHRB/S/0043/2020

Dated: 13-08-2020

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 4 Floors residential building with 8 Dwelling Units at TNHB – BlockNo.-H-134, 32nd Cross Street and 34th Cross Street, Besant Nagar, Chennai- 600 090 comprised in T.S.No.46/24 , Block No.16 of Urur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/Spl.Bldg./107A&B/2019 Permit No.12490 in letter No. PP/SB/S(B2)/0210/2019 dated 10.06.2019.
- 2) Completion Certificate Application from M/s. Ramaniyam Real Estates (P) Ltd., Rep. by its authorized signatory Thiru M. Chandru GPA for Th. R. Nagarajan & 4 Others & Tvl. S.N. Venkatesh & G. Meera dated 18.06.2020
- 3) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B005373 dated 05.08.2020.
- 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 M/s. Ramaniyam Real Estates (P) Ltd., Rep. by its authorized signatory Thiru M. Chandru GPA for Th. R. Nagarajan & 4 Others & Tvl. S.N. Venkatesh & G. Meera have constructed Stilt Floor + 4 Floors residential building with 8 Dwelling Units at TNHB – BlockNo.-H-134, 32nd Cross Street and 34th Cross Street, Besant Nagar, Chennai- 600 090 comprised in T.S.No.46/24 , Block No.16 of Urur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg./107A&B/2019 Permit No.12490 in letter No. PP/SB/S(B2)/0210/2019 dated 10.06.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-I/ 139 /2020 dated 13-08-2020.

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.

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,

for MEMBER-SECRETARY

Copy to:

✓ 1. M/s. Ramaniyam Real Estates (P) Ltd.
Rep. by its authorized signatory Thiru M. Chandru
GPA for Th. R. Nagarajan & 4 Others &
Tvl. S.N. Venkatesh & G. Meera
Door No.17/35, 2nd Main Road
Gandhi Nagar, Adyar, Chennai 600 020


13/8/2020

- | | |
|--|--|
| 2. The Chairperson,
TNRERA,
CMDA Tower-II, 1 st Floor,
Egmore, Chennai – 600 008 | (With reference to Regn. No.TN / 29/ Building /
0202 / 2019 dated 13.11.2019 – Ramaniyam
Advaitam) |
| 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 ADVAITHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0202 / 2019

FRONT (WEST) SIDE ELEVATIONS



PROJECT NAME : RAMANIYAM ADVAITHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0202 / 2019

LIFT LOBBY



LIVING / DINING ROOM



PROJECT NAME : RAMANIYAM ADVAITHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0202 / 2019

LIVING / DINING ROOM



BEDROOM - 1



PROJECT NAME : RAMANIYAM ADVAITHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0202 / 2019

BEDROOM - 2



BEDROOM-3



PROJECT NAME : RAMANIYAM ADVAITHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0202 / 2019

KITCHEN



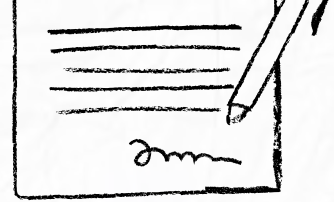
TOILET



PROJECT NAME : RAMANIYAM ADVAITHAM
TNRERA REGISTRATION NO.TN / 29 / Building / 0202 / 2019

STILT FLOOR PARKING





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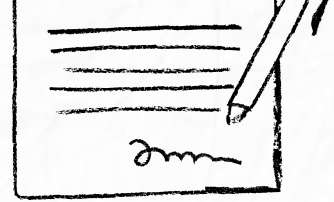
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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