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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: 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 MALOLA KRIPA"** Residential Building **(TNRERA Registration Number TN / 29 / Building / 0091 / 2019, dated:28.06.2019)** situated at , old door no.28 , new door no.63, Dr.Giri Road, T.Ngar, Chennai – 600 017 comprised in S.No.78/2 , T.S.No.4788 (as per Document) , old S.No.4788 part , T.S.No.8336 (as per patta), Block No.109 of Thyagaraya Nagar Village, Guindy Taluk Greater Chennai Corporation , Zone: IX , Division : 117 , demarcated by its boundaries (Latitude and Longitude of the end points) 13°02'54.8" N - 80°14'25.6" E, 13°02'54.0" N - 80°14'25.4" E, 13°02'54.0" N - 80°14'25.9" E, 13°02'54.7" N - 80°14'26.1" E , Thyagaraya Nagar Village, Guindy Taluk, Chennai District – 600 090 land measuring 517.25 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 Engineer of certifying Completion of Construction Work of **"RAMANIYAM MALOLA KRIPA"** Residential Building situated T.S.No.8336 (as per patta), Block No.109 of Thyagaraya Nagar Village, Guindy Taluk Greater Chennai Corporation on the plot bearing measuring 517.25 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 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 / 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 MALOLA KRIPA "** Residential Building has been completed in all aspects. The **"RAMANIYAM MALOLA KRIPA "** Residential Building is granted Completion Certificate bearing number **CC.NO.EC / Central – II / 004 / 2020, dated: 09.01.2020** 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.DILIP RAJ (Registered Engineer Grade-I)

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

BY RPAD

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.I, Gandhi Irwin Road, Egmore, Chennai - 600 008.

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.1, Pumping Station Road Chintadripet, Chennai-600 002

Letter No.EC/C-II/NHRB/0027/2019 Dated: 09-01-2020

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt + 3 floors Residential building with 4 dwelling units at Old Door No.28, New Door No.63, Giri Road, T. Nagar, Chennai – 600 017, S.No.78/2, T.S. No.4788 (as per Document), Old S.No.4788 (Part), T.S. No.8336 (as per Patta), Block No.109 of T. Nagar Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

Ref:

1. CMDA issued Planning Permission No.B/Spl.Bldg./27/2019, in Letter No.BC1/19402/2018, dated 01.03.2019, Planning Permit No.12410
2. Completion Certificate Application through online received on 17.12.2019
3. This office letter even no. dated 03.01.2020 addressed to the applicant.
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0015466, dated 08.01.2020.

****

This is to certify that **Mr. T.P. Gopalakrishnan, GPA for Mrs. Sheela Gopalakrishnan & Mrs. Vijayashree Ramesh** have constructed of Stilt + 3 floors Residential building with 4 dwelling units at Old Door No.28, New Door No.63, Giri Road, T. Nagar, Chennai – 600 017, S.No.78/2, T.S. No.4788 (as per Document), Old S.No.4788 (Part), T.S. No.8336 (as per Patta), Block No.109 of T. Nagar Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/Spl.Bldg./27/2019, in Letter No.BC1/19402/2018, dated 01.03.2019, Planning Permit No.12410. The building 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/Central-II /004 /2020, dated:09-01-2020.**

/pto/

3. This Completion Certificate is issued 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. However, 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,

9/11/2020

for **MEMBER-SECRETARY**

9/11/2020

Copy to:

1 **Mr. T.P. Gopalakrishnan**
GPA for Mrs. Sheela Gopalakrishnan &
Mrs. Vijayashree Ramesh
No.17/35, 2nd Main Road
Gandhi Nagar, Adyar
Chennai – 600 020.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

3. The Deputy Financial Analyst
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)

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 MALOLA KRIPA
TNRERA REGISTRATION NO.TN / 29 / Building / 0091 / 2019

FRONT (NORTH) SIDE ELEVATIONS





PROJECT NAME : RAMANIYAM MALOLA KRIPA
TNRERA REGISTRATION NO.TN / 29 / Building / 0091 / 2019

LIFT LOBBY



LIVING ROOM



PROJECT NAME : RAMANIYAM MALOLA KRIPA
TNRERA REGISTRATION NO.TN / 29 / Building / 0091 / 2019

DINING ROOM



BEDROOM - 1



PROJECT NAME : RAMANIYAM MALOLA KRIPA
TNRERA REGISTRATION NO.TN / 29 / Building / 0091 / 2019

BEDROOM - 2



BEDROOM-3



PROJECT NAME : RAMANIYAM MALOLA KRIPA
TNRERA REGISTRATION NO.TN / 29 / Building / 0091 / 2019

DINING ROOM WASH BASIN



KITCHEN



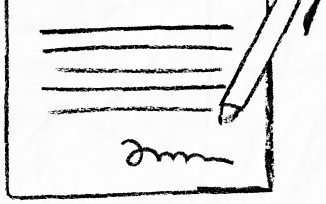
PROJECT NAME : RAMANIYAM MALOLA KRIPA
TNRERA REGISTRATION NO.TN / 29 / Building / 0091 / 2019

TOILET



STILT FLOOR PARKING





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

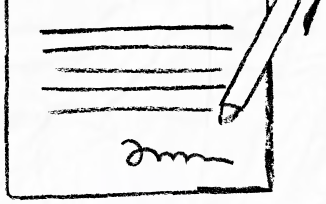
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Verified RealEstate™

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

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