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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 LOTUS"** Residential Building **(TNRERA Registration Number TN / 29 / Building / 0008 / 2020, dated: 08.01.2020)** situated at TNHB – Block No.M-9, Flat No.A to F – Lattice Bridge Road / Kalki Krishnamurthy Salai / Dr.Muthulakshmi Salai , Kamaraj Nagar, Thiruvanmiyur , Chennai – 600 041 , Comprised in old S.No.30/1 (part) & T.S.No.171/4 (part) , Block No.10 of Thiruvanmiyur Village , Mylapore – Triplicane Taluk , Chennai District , Zone – XIII and Division – 180 , demarcated by its boundaries (Latitude and Longitude of the end points) 12° 58'59.4"N - 80° 15' 16.9" E, 12° 58'59.6"N - 80° 15' 15.6" E, 12° 59'00.4"N - 80° 15' 15.9" E, 12° 59'00.2"N - 80° 15' 17.2" E , Thiruvanmiyur Village Mylapore – Triplicane Taluk, Chennai District – 600 041 land measuring 1034.93 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 LOTUS"** Residential Building situated on the plot bearing T.S.No.171/4 (part) , Block No : 10 of Thiruvanmiyur Village, Mylapore – Triplicane Taluk, Chennai district, Chennai – 600 041 measuring 1034.93 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** 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.V.S.MURUGAN** 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 LOTUS "** Residential Building has been completed in all aspects. The **"RAMANIYAM LOTUS"** Residential Building is granted Completion Certificate bearing number **C.C.NO.EC / South-I / 108 / 2020, dated:16.07.2020** 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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

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, TNEB, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road, Chintadripet, Chennai-600 002.

Letter No. EC/SI/0031/2020 **Dated: 16-07-2020**

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor + 3 Floors + 4 Floor (part) with 12 Dwelling Units Residential Building at TNHB – BlockNo.-M-9, Lattice Bridge Road/ Kalki Krishnamurthy Salai/ Dr. Muthulakshmi Salai, Kamaraj Nagar, Thiruvanmiyur, Chennai- 600 041 comprised in Old S.No.30/1pt & T.S.No.171/4 (pt) , Block No.10 of Thiruvanmiyur Village within Greater Chennai Corporation limit – Completion Certificate – Issued – Reg.

Ref: 1) CMDA Planning Permission No. B/Spl.Bldg.,/29A&B/2019 Permit No.12412 in letter No. B2/22298 /2018 dated 05.03.2019.
2) Completion Certificate Application from Thiru MAG Swaminathan & Others represented by their power agent M/s. Ramaniyam Real Estate (P) Ltd. dated 24.3.2020
3) This office letter even No. dated 20.06.2020
4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0016634 dated 06.07.2020.

*****

This is to certify that Thiru MAG Swaminathan & Others represented by their power agent M/s. Ramaniyam Real Estate (P) Ltd. have constructed Stilt Floor + 3 Floors + 4 Floor (part) with 12 Dwelling Units Residential Building at TNHB – BlockNo.-M-9, Lattice Bridge Road/ Kalki Krishnamurthy Salai/ Dr. Muthulakshmi Salai, Kamaraj Nagar, Thiruvanmiyur, Chennai-600 041 comprised in Old S.No.30/1pt & T.S.No.171/4 (pt) , Block No.10 of Thiruvanmiyur Village within Greater Chennai Corporation limit sanctioned vide Planning Permission No. B/Spl.Bldg.,/29A&B/2019 Permit No.12412 in letter No. B2/22298 /2018 dated 05.03.2019. 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/ 108 /2020 dated 16-07-2020.**

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. .

Yours faithfully,

16/07/2020

for MEMBER-SECRETARY

16/7/2020

Copy to:

1. Thiru MAG Swaminathan & Others represented by their power agent M/s. Ramaniyam Real Estate (P) Ltd.
   No.17/35, 2nd Main Road
   Gandhi Nagar
   Adyar, Chennai 600 020

2. The Chairperson,
   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 NAME : RAMANIYAM LOTUS
TNRERA REGISTRATION NO.TN / 29 / Building / 0008 / 2020

FRONT (EAST) SIDE ELEVATIONS





PROJECT NAME : RAMANIYAM LOTUS
TNRERA REGISTRATION NO.TN / 29 / Building / 0008 / 2020

LIVING ROOM



DINING ROOM



PROJECT NAME : RAMANIYAM LOTUS
TNRERA REGISTRATION NO.TN / 29 / Building / 0008 / 2020

BEDROOM-1



BEDROOM-2



PROJECT NAME : RAMANIYAM LOTUS
TNRERA REGISTRATION NO.TN / 29 / Building / 0008 / 020

BEDROOM-3



DINING WASH BASIN



PROJECT NAME : RAMANIYAM LOTUS
TNRERA REGISTRATION NO.TN / 29 / Building / 0008 / 020

KITCHEN



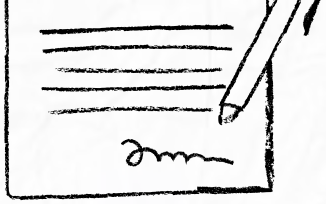
TOILET



PROJECT NAME : RAMANIYAM LOTUS
TNRERA REGISTRATION NO.TN / 29 / Building / 0008 / 2020

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

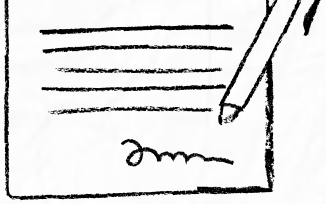
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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