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ARCHITECT'S CERTIFICATE

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

Date : 13.10.2021

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 ZEN WORLD**” Residential Building (TNRERA Registration Number TN / 29 / Building / 0246/ 2021, dated: 05.08.2021) situated at at Door No : 3/298, Foundry Road, Okkiyam Thoraipakkam, Chennai – 600 097, Comprised in S.No.101/1B2 as per Document and S.No.101/19A as per Patta of Okkiyam Thoraipakkam Village, Zone:XV , Division:194 - reg, demarcated by its boundaries (Latitude and Longitude of the end points) 12° 56' 35.74"N - 80° 14' 07.82" E, 12° 56' 35.66"N - 80° 14' 06.91" E, 12° 56' 36.33"N - 80° 14' 07.71" E, 12° 56' 36.17"N - 80° 14' 08.06" E , Okkiyam Thoraipakkam Village, Chennai – 600 097 land measuring 647.07 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 ZEN WORLD**” Residential Building situated on the Door No : 3/298, Foundry Road, Okkiyam Thoraipakkam, Chennai – 600 097 measuring 647.07 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.V.S.Murugan** 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 ZEN WORLD** ” Residential Building has been completed in all aspects. The “**RAMANIYAM ZEN WORLD**” Residential Building is granted Completion Certificate bearing number **C.C.NO.EC / South-II / 110 / 2021, dated:23.04.2021** 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,

AFFERKHANPET, CHENNAI-600 083

MOBILE 9841269153

P.V.DILIPRAJ (Registered Engineer Grade-I)

CMDA REGN No: RE / GR-1 / 19 / 03 / 034



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.75, Santhome High Road,
MRC Nagar, Chennai-600 028.

Letter No. CMDA/CC/NHRB/S/0068/2021

Dated: 23-04-2021

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt floor + 5 floors residential building with 20 dwelling units availing Premium FSI at Door No.3/298, Foundry Road, Okkiyam Thoraipakkam, Chennai in Old S.No.101/1B2 (as per document), New S.No.101/19A (as per patta) of Okkiyam Thoraipakkam village , within the limit of Greater Chennai Corporation – Completion Certificate – Issued – Reg.

- Ref: 1) CMDA Planning Permission No. B/NHRB/22/2020 Permit No.13091 in letter No.PP/NHRB/S(B2)/367/2019 dated 22.01.2020.
2) Completion Certificate Application from M/s. Ramaniyam Real Estates Pvt. Ltd., Rep. by Thiru M. Chandru dated 09.03.2021.
3) This office letter even No. dated 19.04.2021
4) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0019052 dated 20.04.2021
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 M/s. Ramaniyam Real Estates Pvt. Ltd., Rep. by Thiru M. Chandru have constructed Stilt floor + 5 floors residential building with 20 dwelling units availing Premium FSI at Door No.3/298, Foundry Road, Okkiyam thoraipakkam, Chennai in Old S.No.101/1B2 (as per document), New S.No.101/19A (as per patta) of Okkiyam Thoraipakkam village , within the limit of Greater Chennai Corporation sanctioned vide Planning Permission No. B/NHRB/22/2020 Permit No.13091 in letter No.PP/NHRB/S(B2)/367/2019 dated 22.01.2020. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate in Annexure XXIII of TNCDBR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/South-II/ 110 /2021 dated 23-04-2021.

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 5th cited (Also indicated in the Planning permission approval letter 1st cited).

Yours faithfully,

 23/4/2021
for MEMBER-SECRETARY

Copy to:

1. M/s. Ramaniyam Real Estates Pvt. Ltd.
Rep. by Thiru M. Chandru
New No.17, Old No.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

(TNRERA letter No.TNRERA/A3/266/2021 dated 8.3.2021 – exemption under own use)

(For refund of Security Deposit for Building, Septic Tank 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 ZEN WORLD
TNRERA REGISTRATION NO.TN / 29 / Building / 0246 / 2021

FRONT (SOUTH) SIDE ELEVATION



RIGHT (EAST) SIDE ELEVATION



PROJECT NAME : RAMANIYAM ZEN WORLD
TNRERA REGISTRATION NO.TN / 29 / Building / 0246 / 2021

LIFT LOBBY



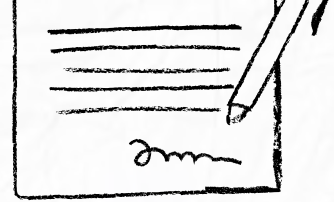
LIVING / DINING ROOM



PROJECT NAME : RAMANIYAM ZEN WORLD
TNRERA REGISTRATION NO.TN / 29 / Building / 0246 / 2021

TOILET





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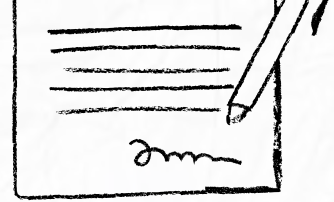
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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