

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No.

11163

Date of Permit 23/08/2017

C/PP/MSB/35 (A to F)/2017

File No. C3(s)/11049/2015 M/S. LANCOR HOLDINGS

Name of Applicant with Address Ltd, Plot No. 58, G.N.

Chetty Road, T. Nagar,
Chennai - 17

Date of Application 26.06.2015

Nature of Development: Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address As per the Annexure enclosed.

Division No.

5,30,000/- B004984

Development Charge paid Rs. Challan No. Date 10.7.17

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

22/08/2022

3. The permit expires on

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules: Planning permit will not be renewed.

Govt. Lr (MS) NO. 66, H.W.U.D (UD)

Dept. dt. 11.04.2017

For MEMBER SECRETARY

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No. 11163

C/PP/MSB/35 (A to N)/2017

File No. **C3(S)/11049/2015**

Date : **23.08.2017**

M/s. LANCCOR HOLDING LTD.,

Represented by its Chief Executive Officer Tmt.Mallika Ravi,

Plot No.58, G.N. Chetty Road

T.Nagar, Chennai – 600 117.

Area Plans Unit – MSB (South) Division - Planning Permission for the construction of **Block - AB** : Stilt floor + 7 floors – Residential Building with 154 Dwelling Units, **Block - CD** : Stilt + 7 floor – Residential Building with 84 Regular Dwelling units & 56 LIG Dwelling Unit and **Block – E** : Ground floor + 3 floors – Service Block with Generator Room, Lumber Room, Letter Box Room, Gym, AHU & Electrical Rooms (**Totally 294 Dwelling Unit**) at Model School Road, Survey No. **495/1A,1B,2A,2B, 496/5A,6A1, 6A2, 6A3A, 7A1, 7A2A2, 496/7A2B, 7B1A, 7B1B, 8A2, 11 of Sholinganallur Village, Chennai.**

Permit Expires on 22.08.2022

[Signature]
23.8.2017

BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No C3(S)/11049/2015

Dated : 23.08.2017

To
The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the construction of **Block - AB** : Stilt floor + 7 floors – Residential Building with 154 Dwelling Units, **Block - CD** : Stilt + 7 floor – Residential Building with 84 Regular Dwelling units & 56 LIG Dwelling Unit and **Block – E** : Ground floor + 3 floors – Service Block with Generator Room, Lumber Room, Letter Box Room, Gym, AHU & Electrical Rooms (**Totally 294 Dwelling Unit**) at Model School Road, Survey No. **495/1A,1B,2A,2B, 496/5A,6A1, 6A2, 6A3A, 7A1, 7A2A2, 496/7A2B, 7B1A, 7B1B, 8A2, 11 of Sholinganallur Village**, Chennai applied by **M/s. LANCOR HOLDINGS LTD.**, Represented by its Chief Executive Officer Tmt.Mallika Ravi – Approved and forwarded to Local Body for issue of Building License – Reg.

- Ref**
1. Planning Permission Application received in APU No. MSB/2015/000511 dt.26.06.2015.
 2. Regional Joint Commissioner, Corporation of Chennai Letter No. P45/1149/2015 dt.01.05.2015.
 3. Chief Engineer, PWD, Water Resource Department Letter No. T1 / LANCOR / CMDA /2016 dt.01.07.2016.
 4. Agenda and Minutes of 232nd MSB Panel meeting held on 26.07.2016.
 5. Minutes of the Special Sanction Committee meeting held on 03.08.2016.
 6. This office letter even No. dt.17.08.2016.
 7. Applicant letter dated 19.08.2016, 30.08.2016, 17.10.2016 & 07.11.2016
 8. Agenda and Minutes of 233rd MSB Panel meeting held on 03.11.2016.
 9. This office letter even No. dt.20.12.2016 addressed to the Government.
 10. DF&RS NOC Letter R.Dis. No. 800/C1/2017 PP.NOC. No. 14/2017 dt.14.03.2017.
 11. Government letter (Ms) No. 66, H&UD (UD1) Department dt.11.04.2017.
 12. Applicant letter dt.19.04.2017.
 13. Environmental Clearance (EC) Letter No. SEIAA/TN/F.No.5709/EC/8(a)/501/2016 dt.26.10.2016.
 14. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dt.16.05.2017.

15. Tahsildar, Sholinganallur Taluk Letter No. A.254/2016 dt.02.05.2016
16. Superintending Engineer, Greater Chennai Corporation Letter No. 341 dt.18.10.2016.
17. Traffic Police NOC Letter Rc. No. Tr./License/506/11172 dt.30.05.2017.
18. This office DC advice letter even No. dt.12.06.2017.
19. Applicant letter dt.05.06.2017, 07.06.2017 & 21.07.2017.
20. Applicant letter dt.13.07.2017 (Remittance of DC & other charges along with undertakings)
21. OSR Gift Deed Doc. No. 5118/2017 dt.14.07.2017.
22. Road widening Gift Deed Doc. No. 5119/2017 dt.14.07.2017.
23. Tamil Nadu Real Estate (Regulation & Development) Rules, 2017.

The Planning Permission Application received in the reference 1st cited for the proposed construction of Block - AB : Stilt floor + 7 floors – Residential Building with 154 Dwelling Units, Block - CD : Stilt + 7 floor – Residential Building with 84 Regular Dwelling units & 56 LIG Dwelling Unit and Block – E : Ground floor + 3 floors – Service Block with Generator Room, Lumber Room, Letter Box Room, Gym, AHU & Electrical Rooms (Totally 294 Dwelling Unit) at Model School Road, Survey No. 495/1A,1B,2A,2B, 496/5A,6A1, 6A2, 6A3A, 7A1, 7A2A2, 496/7A2B, 7B1A, 7B1B, 8A2, 11 of Sholinganallur Village, Chennai applied by M/s. LANCOR HOLDINGS LTD., Represented by its Chief Executive Officer Tmt.Mallika Ravi has been examined and Planning Permission issued based on the Government approval accorded in the reference 11th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 2nd, 3rd, 10th, 13th, 14th, 15th, 16th, 17th & 18th cited.

2. The applicant in the reference 20th cited has remitted the following charges in Receipt No. Receipt No. B 004984 dt.10.07.2017:

Sl. No	Charges	Amount
1.	Development Charges	Rs.5,30,000/- (Rupees Five lakh and thirty thousand only)
2.	Regularization Charges	Rs.11,00,000/- (Rupees Eleven Lakh only)
3.	Security Deposit for Building	1,17,25,000/- (Rupees One Crore Seventeen lakh and twenty five thousand only)
4.	Security Deposit for STP	Rs.3,25,000/- (Rupees Three lakh and twenty five thousand only)
5.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
6.	I&A Charges	Rs.82,25,000/- (Rupees Eighty two lakh and twenty five thousand only)

7.	Flat Day Contribution (Receipt No. 0665161 to 0665165)	Rs.500/- (Rupees Five hundred only)
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3. The applicant has furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Traffic Police, Water Resource Department (PWD), SEIAA in the reference 20th cited.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

5. Planning Permission for buildings 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 including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

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 Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for structural sufficiency as well as for supervision in the prescribed formats.

6. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

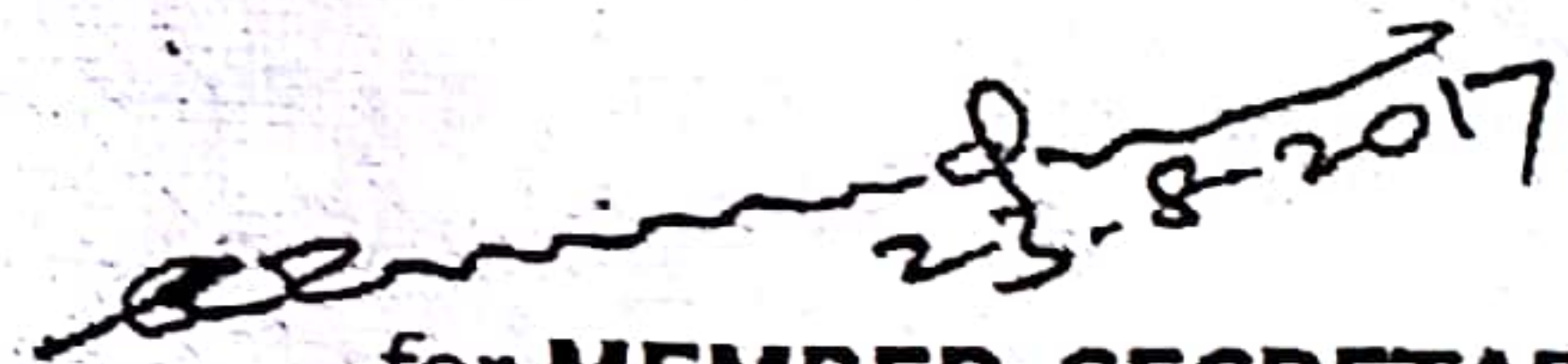
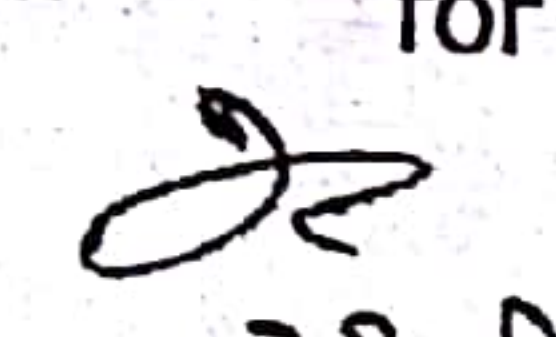
7. As per the **G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016**, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum $1/3^{\text{rd}}$ of the total Terrace area by the applicant. Also, Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

8. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.

9. Two sets of approved plans numbered as **C/ PP/ MSB/35 (A to F)/2017** dated **23.08.2017** in **Planning Permit No. 11163** are sent herewith. The Planning Permit is valid for the period from **23.08.2017** to **22.08.2022**.

10. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,


for **MEMBER-SECRETARY**

23.8.2017

Encl:

- 1) Two sets of approved plans
- 2) Two copies of Planning Permit

Copy to:

1. **M/s. LANCOR HOLDINGS LTD.,**
Represented by its Chief Executive Officer Tmt.Mallika Ravi,
Plot No.58, G.N. Chetty Road
T.Nagar, Chennai – 600 017.

2. **The Deputy Planner,**
Enforcement Cell (South), CMDA,
Chennai-600 008.

(With one set of approved plans)

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.

4. **The Director of Fire & Rescue Service**
Greens Road, Chennai-600 006.

(With one set of approved plans)

5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.

6. **The Additional Deputy Commissioner
of Police (Traffic),**
Vepery, Chennai-600 007.

7. **The Chief Engineer,**
TNEB, Chennai-600 002.

8. **Thiru.A.Venkatakrishnan, B.Arch.,**
Architect Licensed Surveyor,
Class I No. R.A. 41,
No. 18, Third Seaward Road,
Valmiki Nagar, Thiruvannamiyur,
Chennai – 600 041
Phone No. 044 – 24572457
Email ID : venkat@nva.in

9. **S.Sangeetha, M.E., M.I.E.,**
Structural Engineer,
Licensed Surveyor Class – I,
Regd No. 1610, "Mount View" Third Floor,
No.64, Mount Road,
Guindy, Chennai – 600 032.
Phone No. 044 – 22350711
Email ID : vsanga40@gmail.com

10. **Thiru.S.Rengaraj**
No. 1624 A, 9th Main Road,
Ram Nagar South,
Madipakkam, Chennai – 600 091.
Mobile No. 9884712616
Email ID : rengaraj@lancor.in



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN15/00326/2017		C3(S)/11049/2015 - 23/08/2017	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N15	N197	16/10/2017	16/10/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS LANCOR HOLDINGS LTD-PLOT NO.58, G.N. CHETTY ROAD, T.NAGAR, CHENNAI-600017.	
சேவையளிக்கும் தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-, Plot No:-, Survey No:495/1A,1B,2A,2B,496/5A,6A1,6A2,6A3A,7A1,7A2A2, 496/7A2B,7B1A,7B1B,8A2,11, SHOLINGANALLUR VILLAGE, MODEL SCHOOL ROAD, SHOLINGANALLUR, CHENNAI, 600119	
Building License Fees		3281000	
Road cut charges - CMWSSB SEWERAGE		49000	
Road cut charges - CMWSSB, WATER		49000	
Road cut charges - TNEB		49000	
Scrutiny Fees		600	
Tentative improvement charges		3986000	
மொத்தக் கட்டணம்/ Total (In Rs.)		7414600	

Amount (in words): Rupees Seventy Four Lakhs Fourteen Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 820968 Amount: 4000000 Rs. Date:11/10/2017 Bank:CITY UNION BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி
Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 15/04/2018
முடிவு நாள் 15/10/2019

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 15/04/2018

If Construction started Building Permit is valid up to 15/10/2019

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)