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Project - Quarterly Progress Report

Promoter's Name	:	**LANCOR HOLDINGS LIMITED**
Project Name	:	**LUMINA**
Project Registration No	:	**TN/01/Building/0281/2018 Dt:- 07/09/2018**
Quarter Ending	:	**September Year 2024**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	275	14797.01
2.	Parking Lots	275	
3.	UDS Registered in Sq.m.	168	5270.00

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	D	100% Completed
		H1	96.12% Completed 100%
		H2	43.43% Completed
		ABC	19.24% Completed
		Commercial	19.29% Completed
2.	Status of common Amenities for each Block/Tower, Item wise	CLUB	Completed for all blocks
		STP	Completed for all blocks
		Lift	Completed on Block D, H1
		Electricity	Completed on Block D, H1
		UG Sump/WTP	Completed

For LANCOR HOLDINGS LIMITED

J.M. CHANDRA SEKAR
CHIEF EXECUTIVE OFFICER

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	**65.60%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**12,449.72**

C. Details of Clearances

1. Completion Certificate No. 5113/2019C.R3 Date:05.12.2019 for Lumina Block D and 661/2024 CD3 Date:11.06.24 (only CC No. in Text Format) -H1 Block
2. Compliance Report, if any (Kindly Specify) ---------- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ---------- (in PDF Format)

D. Latest Photo with Date (Atleast from 2 angles) ---------- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

For LANCOR HOLDINGS LIMITED

J.M. CHANDRA SEKAR
CHIEF EXECUTIVE OFFICER

From	To
The Regional Deputy Director Town and Country Planning Chengalpet Region G S T Road, Chengalpet	Managing Director M/s. Lancor Holdings Limited Arihant VTN Square New No. 58, Old No. 104, G N Chetty Road T Nagar, Chennai - 600017

Letter No.5113/2019C.R3 Date : 05.12.2019

Sir,

Sub: Completion Certificate – Office of Deputy Director of Town and Country Planning – Chengalpattu Region - Completed construction of Stilt floor + 7 Floors residential building with 126 dwelling Units, Comprised in Survey Nos.11/1, 11/2, 11/3, 11/4, 11/5A, 13/1A, 13/1B1, 16/1A1, 16/2A1, 16/2B1, 17/1A1, 17/1A2, 17/1A3, 17/1B1, 17/1B2 and 29/5 Kayarambedu Village, Chengalpet Taluk, Kancheepurm District, Nellikuppam Road, Kayarambedu, Guduvancherry, Pincode - 603 001, "D Block"within the limit of Kattangulathur Panchayat Union - Completion Certificate - Issued - Reg.

Ref:

1. Technical Sanction issued by the Commissioner, Town and Country Planning, Chennai vide Proceedings bearing No.9622/2017 dated 2nd March 2018
2. Technical Sanction issued by the Regional Deputy Director, Town and Country Planning, Chengalpet vide Proceedings bearing No.3824/13 dated 7th August 2018
3. Building Permit issued by the Special Officer / Block Development Officer, Kattangulathur Panchayat Union vide Proceedings bearing No.11(7)/2018 dated 27th August 2018
4. Director, Tamil Nadu Fire and Rescue Services Department R.Dis.No.8827/C1/2017 Dated:11.10.201
5. Completion Certificate Application letter dated 16.09.2019
6. This office letter No. 5113/19/CR3 dated 19.09.2019
7. Applicant's letter dated 27.11.2019

****

1. This is to certify that M/s. Lancor Holdings Ltd., has constructed Stilt Floor + 7 Floors "D" block of the Residential Building with 126 dwelling units Comprised in Survey Nos.11/1, 11/2, 11/3, 11/4, 11/5A, 13/1A, 13/1B1, 16/1A1, 16/2A1, 16/2B1, 17/1A1, 17/1A2, 17/1A3, 17/1B1, 17/1B2 and 29/5 Kayarambedu Village, Chengalpet Taluk, Kancheepurm District, Nellikuppam Road, Kayarambedu, Guduvancherry, Pincode - 603 202, situate within the limit of Kattangulathur Panchayat Union, sanctioned vide 1) Technical Sanction issued by the Commissioner, Town and Country Planning, Chennai vide Proceedings bearing No.9622/2017 dated 2nd March 2018. 2) Technical Sanction issued by the Regional Deputy Director, Town and Country Planning, Chengalpet vide Proceedings bearing No.3824/13 dated 7th August 2018. 3) Building Permit issued by the Special Officer / Block Development Officer, Kattangulathur Panchayat Union, vide Proceedings bearing No. 11(7)/2018 dated 27th August 2018. The buidling was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate.

2. Accordingly Completion Certificate is issued for the above said construction.

3. The 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, Town and Country Planning Act, 1971. 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.

Regional Deputy Director
Chengalpattu Region.

5/12/19 5/12/19

RPAD

From
Thiru.G. Raghul Kumar, M. E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, G.S.T. Road,
Municipality Shopping Complex,
Chengalpattu District - 1,
e.mail:ddcgldistrict @gmail.com

To
1.The Executive Engineer,
TNEB, O & M,
Chengalpattu District.

2. The President,
Kayarambedu Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

ROC. No:661/2024 CD3 Date: .06.2024

Sir,

Sub: **Partial Completion Certificate - District of Town and Country Planning, Chengalpattu District** - Chengalpattu District and Taluk, Kattankulathur Panchayat Union, Kayarambedu Panchayat and Village, S.Nos. 11/1, 2, 3, 4, 5A; 13/1A, 1B1; 16/1A1, 2A1, 2B1; 17/1A1, 1A2, 1A3, 1B1, 1B2; 29/5 - Total Extent – 32900.00 Sq.mt construction of Block – B, C, D, E, F, G, H1, H2, J & K (728 Residence) EWS Group Devlopment Residential Building - **Partial Completion Certificate (Block – H1)** issued - Reg.

Ref:

1. The Commissioner, Town and Country Planning, Chennai Letter Proceeding No.9622/2017/CB **Proc. No.45/2018** Dt: 07.12.2018
2. Deputy Director, Chengalpattu Region, Letter Proceeding Na. Ka. No.3824/2013/CR3 Dt:07.08.2018 **Appro. No.60/2018**
3. The Special Officer, Block Development Officer, Proceedings Letter Na.Ka.No.11 (7) /2018 / Ka Dt : 27.08.2018
4. Completion Certificate application received from **M/s. Lancor Holdings Limited,** Dt:13.02.2024.
4. G.O.(Ms) No:53 Housing and Urban Development [UD4(3)] Department Dt:16.04.2018.
5. CC Charges Rs.4,07,000/- remitted from applicant on 17.07.2018.
6. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department date: 04.02.2019
7. G.O.(Ms) No:16, Municipal Administration and Water Supply Department date:30.01.2020.
8. Directorate of Fire and Rescue services, Chennai Letter D.Dis.No.7058/C1/2024 C.C.No.48/2024 Dated : 31.05.2024

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This is to Certificate that **M/s. Lancor Holdings Limited** have constructed MSB Group Residential Building in Kayarambedu Village, S.Nos. S.Nos. 11/1, 2, 3, 4, 5A; 13/1A, 1B1; 16/1A1, 2A1, 2B1; 17/1A1, 1A2, 1A3, 1B1, 1B2; 29/5 As per Clearance Proceeding order Ref. No. 1 and Technical Approval Proceeding Order Ref. No.2 and Approval No **க.வ./ந.ஊ.து.இ.(செ.மா)எண். 60/2018 Dt:07.08.2018.**

It was inspected and observed that Block – H1 building have been completed as per approved plan and satisfies the norms for issue of Partial Completion Certificate.

Accordingly, Completion Certificate is issued for the construction of MSB Group Residential Building of Block – H1 in **Partial Completion Certificate No: 16/2024 Dt:11.06.2024.**

Area Statement in Sq.m

S. No.	Name of Block	Stilt Floor Ground Floor No. of Units	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor
1.	Block – H1	Parking 42 (6x7 Floors)	455.60	455.60	455.60	455.60	455.60	455.60	455.60

3. The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made thereunder. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 & 9 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

11/6/24

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

11/6/24

Copy to
M/s. Lancor Holdings Ltd.,
58, VTN Square, 2nd Floor,
G.N.Chetty Road,
T.Nagar, Chennai - 600 017,
Tamil Nadu, India.

LANCOR - LUMINA
ABC – BLOCK

For LANCOR HOLDINGS LIMITED

J.M. CHANDRA SEKAR
CHIEF EXECUTIVE OFFICER

LANCOR - LUMINA

D – BLOCK

For LANCOR HOLDINGS LIMITED

J.M. CHANDRA SEKAR
CHIEF EXECUTIVE OFFICER

LANCOR - LUMINA
H1 – BLOCK

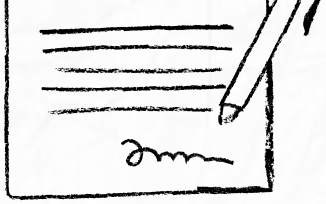
For LANCOR HOLDINGS LIMITED

J.M. CHANDRA SEKAR
CHIEF EXECUTIVE OFFICER

LANCOR - LUMINA
H2 – BLOCK

For LANCOR HOLDINGS LIMITED

J.M. CHANDRA SEKAR
CHIEF EXECUTIVE OFFICER



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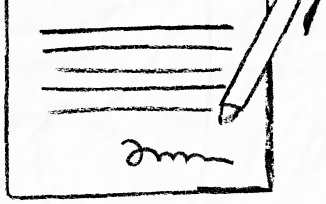

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