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Project - Quarterly Progress Report

Promoter's Name	:	**LANCOR HOLDINGS LIMITED**
Project Name	:	**TCP ALTURA – Block C**
Project Registration No	:	**TN/01/Building/0162/2019 Dt:- 10/10/2019**
Quarter Ending	:	**March Year 2022**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area In Sq Mtrs
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	97	6,645.39
2.	Parking Lots	97	
3.	UDS Registered in Sq.m.	94	3,443.05

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	C	100% Completed
		Common Podium	Completed
2.	Status of common Amenities for each Block/Tower, Item wise		
	Block C	LIFT	Completed
		UG Sump/WTP	Completed
		STP	Completed
		Electricity	Completed
		Generator	Completed

For LANCOR HOLDINGS LIMITED

R.V. SHEKAR
MANAGING DIRECTOR

Sl.No.	Description	Percentage
1.	Percentage of Completion - Block C	
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**3,315.44**

C. Details of Clearances

1. Completion Certificate No. EC/South-II/276/2021 dated.06.10.2021 (only CC No. in Text Format)
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

R.V. SHEKAR
MANAGING DIRECTOR

TCP ALTURA – C BLOCK





For LANCOR HOLDINGS LIMITED

R.V. SHEKAR
MANAGING DIRECTOR

21.04.2022

FORM – 4
ARCHITECT 'S CERTIFICATE

To
M/s.Lancor Holdings Limited
New No.58, Old No.104, G N Chetty Road
T Nagar, Chennai – 600 017

Subject: Certificate of Completion of Construction Work of Building/ Block of the Building of the Project (TNRERA Registration Number – **TN/01/ Building /0162/2019 dated 10.10.2019 (C Block)**) situated **Multi-storied Residential Apartment building at "TCP Altura" - Model School Road, Sholinganallur, Chennai – 600 119, Comprised in 495/1A, 495/1B, 495/2A, 495/2B, 496/5A, 496/6A1, 496/6A2, 496/6A3A, 496/7A1, 496/7A2A2, 496/7A2B, 496/7B1A, 496/7B1B, 496/8A2 and 496/11, Sholinganallur Village, SholinganallurTaluk, Kancheepuram District, Tamil Nadu.** being developed by M/s.Lancor Holdings Limited.

Sir,

I/We have undertaken assignment as Architect/Engineer of certifying Completion of Construction Work of **Multi-storied Residential Apartment building at "TCP Altura" - (C Block) – Model School Road, Sholinganallur, Chennai – 600 119, Comprised in 495/1A, 495/1B, 495/2A, 495/2B, 496/5A, 496/6A1, 496/6A2, 496/6A3A, 496/7A1, 496/7A2A2, 496/7A2B, 496/7B1A, 496/7B1B, 496/8A2 and 496/11, Sholinganallur Village, SholinganallurTaluk, Kancheepuram District, Tamil Nadu** - being developed by **M/s.Lancor Holdings Limted**

2. Following technical professionals are appointed by Owner/Promoter:
(i) **Mr.A.VENKATAKRISHNAN** as Architect/Engineer
(ii) **Mrs.SANGEETA** as Structural Consultant
(iii) **Mr.V.DURAIRAJ** as MEP Consultant
(iv) **Mr.KANDASAMY** as Site Supervisor /Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, I/We hereby certify that **Multi-storied Residential Apartment building at "TCP Altura" - (C Block) – Model School Road, Sholinganallur, Chennai – 600 119, Comprised in 495/1A, 495/1B, 495/2A, 495/2B, 496/5A, 496/6A1, 496/6A2, 496/6A3A, 496/7A1, 496/7A2A2, 496/7A2B, 496/7B1A, 496/7B1B, 496/8A2 and 496/11, Sholinganallur Village, SholinganallurTaluk, Kancheepuram District, Tamil Nadu** has been completed in all aspects. The C Block of the Building is granted Completion Certificate from CMDA vide CC No.EC/South-II/276/2021 dated 06.10.2021.

Yours faithfully,
For Nataraj & Venkat

A.VENKATAKRISHNAN

NATARAJ & VENKAT ARCHITECTS
CHENNAI 600 041

NATARAJ & VENKAT ARCHITECTS
18, 3RD SEAWARD RD, VALMIKI NAGAR,
THIRUVANMIYUR, CHENNAI 600041
T/ +91 44 2457 2457

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

BY RPAD

2ND PARTIAL 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.75, Santhome High Road MRC Nagar, R.A.Puram, Chennai-600 028.

Letter No.CMDA/CC/HRB/S/0203/2021 **Dated:06.10.2021**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Stilt Floor for Block – C : 1st Floor (Podium Level) to 7th Floor with 98 Dwelling Units Residential Building at Model School Road, Sholinganallur, Chennai – 600 119 comprised in Survey No.495/1A, 1B, 2A & 2B, 496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village, Chennai within the Limits of Greater Chennai Corporation – 2nd Partial Completion Certificate– Issued – Reg.

Ref:
1. CMDA Planning Permission No.C/PP/MSB/31 (A to G)/2019 in Planning Permit No.11972 in letter No.C3(S)/14707/2017 dated 15.07.2019.
2. EIA Clearance Letter No.SEIAA/TN/F.6872/EC/8(a)/724/2020 dt.17.10.2020.
3. DF&RS Compliance certificate issued in letter No.D.Dis.No.10364/C1/2021 CC No.34/2021 dated 21.09.2021.
4. NOC from Police (Traffic) in letter No.Rc.No.Tr.License/344/9254/2019, dated 17.06.2019.
5. 1st Partial Completion Certificate No.EC/South-II/236/2019 dated 09.09.2019.
6. 2nd Partial Completion Certificate Application received from M/s.Lancor Holdings Ltd., (GPOA) represented by its CEO Tmt.Mallika received on 29.07.2021.
7. This office D.C.Letter even No.dt.04.10.2021 for 2nd Partial Completion Certificate.
8. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No. B0020058 dated 05.10.2021.

*****

This is to certify that for M/s.Lancor Holdings Ltd., (GPOA) represented by its CEO Tmt.Mallika has Completed construction of Stilt Floor for Block – C : 1st Floor (Podium Level) to 7th Floor with 98 Dwelling Units Residential Building at Model School Road, Sholinganallur, Chennai – 600 119 comprised in Survey No.495/1A, 1B, 2A & 2B, 496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village, Chennai within the Limits of Greater Chennai Corporation vide CMDA Planning Permission in the reference 1st cited. It was inspected and

Contd.,

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 2nd Partial Completion Certificate is issued for the above construction in **C.C.No.EC/South-II/ 276 /2021 dated 06.10.2021.**

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.

Yours faithfully,

06/10/2021

for MEMBER-SECRETARY

6.10.21

Copy to:

1. M/s.Lancor Holdings Ltd., (GPOA),
   Represented by its CEO Tmt.Mallika,
   Plot No.58, VTN Square, 2nd Floor,
   G.N.Chetty Road,
   T.Nagar, Chennai-600 017.

2. The Chairperson,
   TNRERA,
   CMDA Tower-II, 1st Floor, Egmore,
   Chennai – 600 008.

   (TNRERA Project Registration No.TN/0
   Building/0162/2019, dt.10.10.2019 in fi
   No.TNRERA/4496/2019)

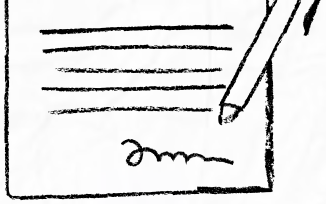
3. The Deputy Financial Analyst
   Finance Division, CMDA.

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 tl applicant.

(ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribe format along with NOC from the applicant are to be furnished.



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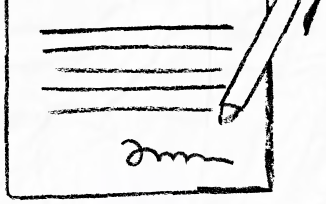
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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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