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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)/14707 /2017 **Dated: 15.07.2019**

To

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

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning permission for the Revised proposal for the proposed construction of Combined Stilt Floor for **Block A B C D**, Common Podium for **Block A B C D** and **Block – A B:** 1st floor (Podium Level) to 7th floor with 153 Dwelling Units, **Block – CD:** 1st floor(Podium Level) to 7th floor with 182 Dwelling Units, (Totally 335 dwelling units) **Block –E**: Stilt Floor + 4 Floors - Club house with Gym , Switch Gear room & Swimming pool at 1st Floor podium level of Block ABCD at Model School Road, Sholinganallur, Chennai-600119 comprised in Survey No.495/1A, 1B,2A & 2B,496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of **Sholinganallur Village** within the limits of Greater Chennai Corporation, - Applied by **M/S.LANCOR HOLDINGS LTD.,** Represented by its C.E.O. Mrs.Mallika Ravi- Approved and forwarded to local body for issue of building license - Regarding.

AB - 153
CD 182
335

****

Ref: 1. Planning Permission Application received in the APU No.MSB/ 714/ 2017, dated 11.10.2017.
2. Earlier Planning Permission issued vide this office letter No.C3(S)/11049/2015 dated 23.08.2017
3. Environmental clearance issued in Letter No. SEIAA/TN/ F.No.5709/EC / 8(a)/ 501/2016 dated 26.10.2016.
4. NOC from PWD in letter No.T1/Lancor/ CMDA/2016 dt.01.07.2016.

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5. Earlier OSR has already been gifted in document No. 5118/2017 dated 14.07.2017 (1488.08 Sqm)
6. Agenda & Minutes of the 239th MSB panel meeting held on 09.01.2018.
7. Applicant letter dated 19.01.2018.
8. NOC from DF&RS in letter R.Dis No.20816/C1/2017, PP.NOC No.05/2018, dated 22.01.2018.
9. Applicant letter dated 01.02.2018 along with revised plan.
10. NOC from Police (Traffic) in letter No.Rc.No.Tr/License/1266 /26964/2017, dated 08.02.2018.
11. Letter from H&UD dept.in letter No.2349/Na.va.1/2018-1, dated 07.03.2018.
12. Applicant letter dated 07.05.2018 enclosing the legal opinion from Government pleader
13. This office letter even No. dated 28.09.2018 addressed to the Government.
14. Government Letter (Ms) No. 02, H&UD (UD1) Department, dated 10.01.2019.
15. Applicant letter dated 21.02.2019 along with revised plan.
16. NOC from DF&RS in letter R.Dis No.2370/C1/2019, PP.NOC No.57/2019, dated 03.05.2019.
17. This office letter (DC advice) even No. dated 25.03.2019
18. Applicant letter dated 13.05.2019 (DC remittance) along with undertaking to abide the condition of Government agencies.
19. Compliance report from Ministry of Environment, Forests & Climate change in F.No.EP/12.1/2016-17/SEIAA/26/TN/0459 dated 20.03.2019.
20. NOC from Police (Traffic) in letter No.Rc.No.Tr/License/344 /9254/2019, dated 17.06.2019.
21. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017
22. G.O.(Ms) No. 135, H&UD (SC1-2) Department, dated 21.07.2017.
23. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA /261/2017, dated 09.08.2017

24 O.S.No:810 of 2015 in the District Munici Court, Alandur.

.....

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The Planning permission for the Revised proposal for the proposed construction of Combined Stilt Floor for **Block A B C D**, Common Podium for **Block A B C D** and **Block – A B:** 1st floor (Podium Level) to 7th floor with 153 Dwelling Units, **Block – CD:** 1st floor(Podium Level) to 7th floor with 182 Dwelling Units, (Totally 335 dwelling units) **Block –E**: Stilt Floor + 4 Floors - Club house with Gym , Switch Gear room & Swimming pool at 1st floor podium level at Model School Road, Sholinganallur,Chennai-600119 comprised in Survey No.495/1A, 1B,2A & 2B,496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village within the limits of Greater Chennai Corporation, - Applied by **M/S.LANCOR HOLDINGS LTD.,** Represented by its C.E.O. Mrs.Mallika has been examined and Planning Permission is issued based on the Government approval accorded in the reference 14th cited subject to the usual conditions put forth by CMDA in reference 17th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 8th ,10th, 11th,16th,19th & 20th cited .

2. Earlier Planning Permission was issued for the construction of Block AB: Stilt Floor + 7Floors - Residential Building width 154 dwelling units, Block CD : Stilt +7Floors - Residential Building with 84 Regular Dwelling Units & 56 LIG Dwelling Units and Block E : Ground Floor+3Floors - Service Block with Generator Room, Lumber Room, Letter Box Room, Gym, AHU & Electrical Rooms **(Totally 294 Dwelling Units)** for Residential building vide CMDA letter No.C3(S)/11049/2015 dt.23.08.2017, PP.No. C/PP/MSB/35/(A to F) /2017 in Permit No.11163.

3. The applicant in the reference 18th cited has remitted the following charges vide receipt No.B0010365 dated 01.04.2019 after adjustment of earlier remitted charges in Planning Permission in the reference 2nd cited.

Sl.No	**Description of the charges**	**Total amount**	**Amount already collected** for earlier proposal in File No. C3(S)11049/2015 in receipt No.B004984 dated 10.07.2017	**Balance amount** remitted after adjustment for the additional area constructed.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.7,70,000/-	Rs.5,30,000/	**Rs.2,40,000/-** (Rupees Two Lakhs and Forty thousand Only)
ii)	Scrutiny fee	---	--	**Rs.65,000/-** (Rupees Sixty five Thousand only)

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iii)	Regularization charges	-	11,00,000/-	-
iv)	Security Deposit for Building	1,62,80,000/-	Rs.1,17,25,000/-	**Rs.45,55,000/-** (Rupees Forty five Lakhs and Fifty five thousand only)
v)	Security Deposit for Display Board	--	Rs.10,000/-	**Rs.10,000/-** (Rupees Ten Thousand Only)
vi)	Security Deposit for STP	Rs.3,50,000/-	Rs.3,25,000/-	**Rs.25,000/-** (Rupees Twenty five Thousand only)
vii)	Infrastructure & Amenities charges	--	82,25,000/-	**Rs.24,70,000/-** (Rupees Twenty four Lakhs and Seventy thousand only)
viii)	Shelter Fee	--	---	**Rs.18,52,500/-** (Rupees Eighteen Lakhs Fifty two thousand and five hundred only)

4. Earlier OSR has already been gifted in document No. 5118/2017 dated 14.07.2017 (1488.08 Sqm) in the reference 5th cited.

5. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI ,IAF & Environmental Clearance and the conditions imposed by CMDA in the reference 18th cited.

6. The Local body is requested to ensure water supply and sewage 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulations and enforcement action will be taken against such development. The applicant has to maintain the STP till the handing over of Residential Association.

7. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the

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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 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 Design Sufficiency as well as for supervision in the prescribed formats.

8. 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.

9. As per 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 1/3rd of the total Terrace area by the applicant.

10. 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.

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11. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

12. The applicant has undertaken to protect CMDA against all claims and losses that CMDA may suffer, in case of any claims from the petitioner in the suit O.S.No:810/2015.

13. The particle refund of security deposit will not be considered for issuance of partial certificate.

14. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

15. Earlier planning permission issued in reference 2nd cited stands cancelled and Two sets of approved plans numbered as **C/PP/MSB/31(A to G)/2019; dated 15 .07.2019** and **Planning Permit No. 11972** are sent herewith. The Planning Permit is valid for the period from **15.07.2019 to 14.07.2024.**

16. 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,

16/7/19

For **PRINCIPAL-SECRETARY/**
MEMBER-SECRETARY

Encl: 1) Two sets of approved plans

2) Two copies of Planning Permit

16/7/19

Copy to:

1.	**M/S.LANCOR HOLDINGS LTD (GPOA)** Represented by its C.E.O. Mrs.Mallika Plot No.58,VTN Square,2nd Floor, G.N.Chetty Road, T.Nagar, Chennai – 600 117.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic), Greater Chennai,**	

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	Vepery, Chennai-600 007.	
5.	**The Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	**A.VENKATAKRISHNAN, B.Arch** Registered Architect No.18, Third seaward Road Valmiki Nagar, Thiruvanmiyur Chennai – 600 041. venkat@nva.in	**BY SPEED POST**
9.	**S.SANGEETA, M.E., M.I.E** Structural Engineer, "MOUNT VIEW", Third floor, 64, Mount Road, Guindy,, Chennai – 600032. Vsanga40@gmail.com	**BY SPEED POST**
10.	**Thiru.R.Ramani** Site Engineer, No.58, G N Chetty Road, T.Nagar, Chennai – 600 017. ramani@lancor.in	**BY SPEED POST**

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Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11972
C|PP|MSB|31(A|G)|2019 Date of Permit 15.07.2019

M/S. LANCOR HOLDINGS LTD (GPOA)
Represented by its C.E.O. Mrs. Mallika.

File No. C3(S)|14707|2017

Name of Applicant with Address. Plot no 58, VTN Square 2nd floor, GN Chetty Road T. Nagar, Chennai - 600 117.

Date of Application 11.12.2017

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

Site Address..... As per Annexure Enclosed...

Division No.....

.....

Development Charge paid Rs. 249000/- Challan No. B0010365 Date. 01.04.2019

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.

3. The permit expires on 14-07-2024

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.

16/7/19

For MEMBER SECRETARY

Govt. Lr. (MS) No. 02.
H&UD (UD1) Dept.
dt. 10.01.2019

12/7/19

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ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.11972

C/PP/MSB /31 (A to G)/2019

C3(S)/14707/2017 **Dated :15.07.2019**

M/S.LANCOR HOLDING Ltd,
Represented by its C.E.O. Mrs.Mallika

Area Plans Unit – MSB (South) Division Planning Permission for the Revised proposal for the proposed construction of Combined Stilt Floor for **Block A B C D**, Common Podium for **Block A B C D** and **Block – A B:** 1st floor (Podium Level) to 7th floor with 153 Dwelling Units, **Block – CD:** 1st floor(Podium Level) to 7th floor with 182 Dwelling Units, (Totally 335 dwelling units) **Block –E:** Stilt Floor + 4 Floors - Club house with Gym , Switch Gear room & Swimming pool at 1st Floor podium level at Model School Road, Sholinganallur, Chennai-600119 comprised in Survey No.495/1A, 1B,2A & 2B,496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of **Sholinganallur Village** within the limits of Greater Chennai Corporation.

16/7/19

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REVISED PLAN

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN15/00190/2019		C3(S)/14707/2017 - 15/07/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N15	N197	08/08/2019	08/08/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.LANCOR HOLDINGS LTD-PLOT NO:58, VTN SQUARE, 2ND FLOOR, G.N. CHETTY ROAD, T.NAGAR, CHENNAI- 600017.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:MODEL SCHOOL ROAD, Survey No:ANNEXURE ENCLOSED, SCHOOL STREET,SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, CHENNAI, 600119	
Building License Fees		1270000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		1270600	

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

M.W.G.W.F. DD Details : DD Number: 688308 Amount: 1422000 Rs. Date:07/08/2019 Bank:CITY UNION BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புவிக்கப்பட்ட 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 முடிவு நாள் 07/02/2020 07/08/2024 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 07/02/2020

If Construction started Building Permit is valid up to 07/08/2024

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

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GREATER CHENNAI CORPORATION
Town Planning Section
Works Department

ANNEXURE

BUILDING PERMISSION

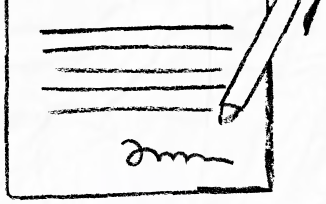
CEBA /WDCN15/ 00190/ 2019 Dated: 08.08.2019

M/S. LANCOR HOLDINGS LTD

Building permission for the proposed construction of combined Stilt Floor for Block A,B,C,D, common Podium for Block ABCD and Block – A B: 1ST Floor (Podium Level) to 7th floor with 153 Dewelling Units, Block – CD: 1stFloor (Podium Level) to 7th Floor with 182 Dwellings Units,(Totally 335 dwelling units) Block- E: Stilt Floor + 4 Floors – Club house with Gym, Switch Gear room & Swimming pool at 1st Floor Podium Level of Block ABCD at Model School Road, Sholinganallur Chennai- 600119 comprised in Survey No: 495/1A, 1B,2A & 2B, 496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village.

Asst. Exe. Engineer (Works) ExecutiveEngineer (Works)

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our services doesn't just end there

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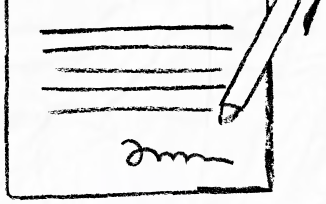
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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