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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

EDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR (i/c), DISTRICT TOWN AND COUNTRY PLANNING OFFICE, KANCHEEPURAM DISTRICT.

Online Building Plan Application-Technical Approval

SWP Application No: SWP/BPA/0373969/2024 **Date:19.05.2025**

Subject : **Residential Building** – Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur 'C' Village, in Old S.Nos. 1288/2 (Part), 1314/1 (part) & 1314/2 (Part) and New S.Nos: 1288/2A (Part), 1314/1A1 (Part) & 1314/2A1 (Part), Plot Nos: 1, 2, 17, 18 & 19 in DTCP Approved layout No. L.P / D.T.C.P No:29/2009, total site extent 4109.98 Sq.m - FSI Area 9467.40 sq.m– Technical Concurrence received from the Director of Town and Country Planning – Technical Approval issued –Forwarded for further action – Regarding.

Reference :

1. Applicant. M/s.Lancor Holdings Limited, Represented by its CEO Mr.J.M.Chandra Sekar, Online Application Reference No.SWP/BPA/0373969/2024, Dated:16.10.2024.
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued on dated: 08.04.2025. Online Application No. SWP/BPA/0373969/2024
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell,Dated:14.12.2017.
12. Demand raised by this office through online dated on.17.04.2025.

13. Payment received from applicant through online Dated: 16.10.2024(scrutiny fee), 16.05.2025 (other fees) and remaining scrutiny fee through offline dated.19.05.2025.

Order:

1. With reference to the 1st cited letter, the applicant M/s.Lancor Holdings Limited, Represented by its CEO Mr.J.M.Chandra Sekar, has requested for the approval of proposed construction of Residential Building in Kancheepuram District, Sriperumbudur Taluk, Sriperumbudur 'C' Village, in Old S.Nos. 1288/2 (Part), 1314/1 (part) & 1314/2 (Part) and New S.Nos: 1288/2A (Part), 1314/1A1 (Part) & 1314/2A1 (Part), Plot Nos: 1, 2, 17, 18 & 19 in DTCP Approved layout No. L.P / D.T.C.P No:29/2009 having total site extent of 4109.98 Sq.m with FSI Area 9467.40 sq.m.

With reference to the letter cited in reference no.2 The Director of Town and Country Planning, processed and accepted the applicant's request for the Residential Building application, further the site boundary has been marked as **'A to E'** by the Director of Town and Country Planning. Subsequently Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 169 /2025.**

2. The area statement for the Proposed Residential Building is as below:

Total Area of the Site – 4109.98 Sq.m.

Proposed Residential Building Area details in Sqm.

Floor Details	FSI Area in Sq.m	Non FSI Area in Sqm	Total Built up Area (Sq.m)	No.of Dwelling units
Proposed Building				
Stilt Floor	551.31	1475.16	2026.47	Parking, Store, Meter room, Pump room, Drivers toilet, Ladies gym, Gents gym & Electrical transformer room
First Floor	1759.33	-	1759.33	22
Second Floor	1793.63	-	1793.63	22
Third Floor	1784.75	-	1784.75	22
Fourth Floor	1793.63	-	1793.63	22
Fifth Floor	1784.75	-	1784.75	22
Terrace Floor	-	117.90	117.90	-
Total	**9467.40**	**1593.06**	**11060.46**	**110**

Total FSI Area – 9467.40 Sq.m

FSI Achieved – 2.303. With premium FSI 0.303.

All the dwelling units area are below 90.00sqm. Hence Premium FSI Charges Not applicable.

With reference to the 3rd to 11th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant vide the 12th cited letter and as per the reference cited 13rd the requested fees such as, 1) Scrutiny fees: Rs. 27584+800(Offline)/-, 2) Centage Charge for Land Rs.6,000/-, 3) Centage Charge for Building Rs. 15,000/-, 4) Infrastructure and Amenities Charges Rs. 35,55,000/-, 5) CC Charges Rs.1,19,255/- 6) Security Deposit Charges Rs. 17,77,500/- 7)Display Board Charges Rs.1,500/- 8) Shelter Charges Rs.541729/- 9) Development Charges for Building Rs.1,10,800/- 10) Development Charges for Land Rs.20,700/-are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, the Technical Approval is issued under section 47(A) of Town and Country planning Act 1971 for the above proposal and numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No.09/2025 (Sheets: 1 to 6)** with the following Special and General conditions.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease

deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

General Conditions

1. Solar water heating system to be provided to the proposed additional building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions /alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
14. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the 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 Authority. The applicant has to comply the said provisions.

If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in G.O(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017. The payment of charges shall be made under the following head of account.

Head of Account:

"0217 Urban Development - 60
Other Urban Development Schemes - 800
Other Receipts - AS Receipts under Land Use Conversion Charges-27"
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709).

The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Encl:
Drawing sheets 1 to 6

Assistant Director/ Deputy Director (i/c)
District of Town & Country Planning Office,
Kancheepuram District.

To:

The Commissioner
Sriperumbudur Municipality,
Sriperumbudur Taluk ,
Kancheepuram District.

Copy to:

1. M/s.LANCOR HOLDINGS LIMITED
   Represented by its CEO Mr J M Chandra Sekar,
   V T N Square, New No.58, Old No.104,
   G N Chetty Road, T.Nagar,
   Chennai - 600 017.
   Mobil No: 9962668551.
   E-mail Id : jmchandra@lancor.in.

2. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore, Chennai - 600 008.

Signature valid
Signed by: Deputy Director
Location:Kancheepuram
Date:2025.05.20 20:36:17

அனுப்புநர்:
திரு.க.கிருஷ்ணகுமார், B.E., M.Plan.,
உதவி இயக்குநர் / துணை இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
எண்.33I/95, கோட்ராம்பாளையம் தெரு,
(Old Employment Office),
இரங்கசாமிகுளம் அருகில்,
காஞ்சிபுரம் – 631 501.
ddkanchidtcp@gmail.com.
தொலைபேசி எண்.044-27227937.

பெறுநர்:
M/s.Lancor Holdings Limited,
Represented by its CEO
Mr.J.M.Chandra Sekar,
New No.58, Old No.104,
G N Chetty Road, T Nagar,
Chennai – 600 017

ந.க.எண்.30/2025– கா.மா.2 நாள்: .08.2025

அம்மையீர் / ஐயா,

பொருள் : **குடியிருப்புக் கட்டிடம்** – மாவட்ட நகர் ஊரமைப்பு அலுவலகம்– காஞ்சிபுரம் மாவட்டம் – காஞ்சிபுரம் மாவட்டம், திருப்பெரும்புதூர் வட்டம், திருப்பெரும்புதூர் 'C' கிராமம், பழைய புல எண்கள். 1288/2 (Part), 1314/1 (Part) மற்றும் 1314/2 (Part) புதிய புல எண்கள். 1288/2A (Part), 1314/1A1 (Part) மற்றும் 1314/2A1 (Part) ஆகியவற்றில் ஒப்புதலளிக்கப்பட்ட மனைப்பிரிவு ம.வ./ந.ஊ.இ.எண்.29/2009–ல் உள்ள மனை எண்கள்.1, 2, 17, 18 மற்றும் 19 ஆகியவற்றினை ஒருங்கிணைத்து 4109.98 சமீ பரப்பு மனையிடத்தில் 9467.40ச.மீ கட்டிடப்பரப்பில் Stilt+ 5 தளங்களில் 110 குடியிருப்புகள் கொண்ட கட்டுமானத்திற்கு தொழில்நுட்ப ஒப்புதலளிக்கப்பட்டது – ஒப்புதல் எண்ணில் குடியிருப்பு என்பதற்கு பதிலாக நிறுவனம் என்று குறிப்பிடப்பட்டது – திருத்திப் படிக்கத் தெரிவித்தல் – தொடர்பாக.

பார்வை :
1. மனுதாரர் M/s.Lancor Holding Limited அவர்களின் கடிதம் நாள்.21.08.2025.
2. துணை இயக்குநர் (பொ) மாவட்ட நகர் ஊரமைப்பு அலுவலகம், காஞ்சிபுரம் அவர்களின் தொழில்நுட்ப ஒப்புதல் செயலாணைக் கடிதம் SWP/BPA/0373969/2024, நாள்.20.05.2025.

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மேற்காணும் பொருள் தொடர்பாக பார்வை 2–ல் கண்டுள்ள இவ்வலுவலகக் குடியிருப்புக் கட்டிட வரைபட அனுமதிக்கான செயலாணைக் கடிதத்தின் தொழில்நுட்ப ஒப்புதல் எண்ணில் SWP/B.P(Residential Building) D.D.T.C.P (KPM) No.09/2025 (Sheet 1 to 6) என்பதற்கு பதிலாக தவறுதலாக Industry என தட்டச்சு செய்யப்பட்டுள்ளது (Typographical Error). எனவே மேற்படி ஒப்புதல் எண்ணில் Industry என்பதற்கு பதிலாக Residential Building என்று படிக்குமாறு தெரிவிக்கப்படுகிறது,

26/8/25

உதவி இயக்குநர் / துணை இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
காஞ்சிபுரம் மாவட்டம்.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.