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.

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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.

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)

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.

	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**

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

File No. C3(S)|14707|2017

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

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

Date of Application. 11.10.2017

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

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

CONDITIONS

Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

43

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 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 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.)

8/8/19

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.

8/8

Asst. Exe. Engineer (Works)

8/8/19

ExecutiveEngineer (Works)

8/8/19