

## PROJECT - QUARTERLY PROGRESS REPORT

Promoter's Name	:	LANCOR HOLDINGS LIMITED
Project Name	:	TCP ALTURA – Blocks A&B Blocks
Project Registration No	:	TN/01/Building/0208/2019 dated 19 <sup>th</sup> November 2019
Quarter Ending	:	31 <sup>st</sup> December 2019

### 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)	149	9,070.23
2.	Parking Lots	147	
3.	UDS Registered in Sq.m.	144	4,785.06

### B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	A & B	100% Completed
		Common Podium	Partial completed
2.	Status of common Amenities for each Block/Tower, Item wise		
	<b>Blocks A&amp;B</b>	LIFT	Completed
		UG Sump/WTP	Completed
		STP	Completed
		Electricity	Completed
		Generator	Completed

For LANCOR HOLDINGS LIMITED

*Mallika Ravi*

MALLIKA RAVI  
MANAGING DIRECTOR

SI.No.	Description	Percentage
1.	Percentage of Completion - Blocks A&B	
	i) Physical	100%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	3,471.24

### C. Details of Clearances

1. Completion Certificate No. EC/S-II/12606/2019 (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](mailto:reg.tnrera@tn.gov.in)"

For LANCOR HOLDINGS LIMITED

*Mallika Ravi*

MALLIKA RAVI  
MANAGING DIRECTOR

01.04.2020

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 /0208/2019 dated 19<sup>th</sup> November 2019 (A&B Blocks)) 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, Sholinganallur Taluk, 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" - (A&B Blocks) - 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, Sholinganallur Taluk, Kancheepuram District, Tamil Nadu - being developed by M/s.Lancor Holdings Limited

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" - (A&B Blocks) - 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, Sholinganallur Taluk, Kancheepuram District, Tamil Nadu has been completed in all aspects. The A & B Blocks of the Building is granted Completion Certificate from CMDA vide CC No.EC/South-II/236/2019 dated 9<sup>th</sup> September 2019.

Yours faithfully,

**A.VENKATAKRISHNAN, B.ARCH.,**  
ARCHITECT LICENSED SURVEYOR  
CLASS I No.R.A.41

CMDA REGN. No. RA/GR.I/19/03/053  
CORPORATION REGN. No. RA100052019  
AUTHORISED SIGNATORY  
18, 3<sup>RD</sup> SEAWARD ROAD,  
VALMIKI NAGAR, THIRUVANMIYUR,  
CHENNAI-600 041. Ph: 044-2457 2457

HATARAJ & VENKAT ARCHITECTS  
18, 3<sup>RD</sup> SEAWARD RD, VALMIKI NAGAR,  
THIRUVANMIYUR, CHENNAI 600041  
T/ 991 44 2457 2457





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416

BY RPAD

### 1<sup>ST</sup> 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, TNEB, Anna Salai, Chennai-600 002. 2) The Managing Director, CMWSSB, No.1, Pumping Station Road, Chintadripet, Chennai-600 002

Letter No.EC/S-II/12606/2019

Dated: 09 -09-2019

Sir/ Madam,

Sub: CMDA – Enforcement Cell (South-II) – Completed construction of Combined Stilt Floor for Block A B, 1<sup>st</sup> Floor (Podium Level) to 7<sup>th</sup> Floor with 153 Dwelling Units 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, Chennai within Greater Chennai Corporation limit – 1<sup>st</sup> Partial Completion Certificate – Issued – Reg.

- Ref:
- 1) CMDA Planning Permission No. C/PP/MSB/31(A to G)/2019, Permit No.11972 in letter No.C3(S)/14707/2017 dated 15.07.2019
  - 2) EIA Compliance Report issued in Letter No. F.No.EP/12.1/2016 - 2017/SE/AA/26/TN/0459 dated 02.03.2019.
  - 3) Compliance Certificate issued by DF&RS in letter No. D.Dis.No. 2366/C1/2019 CC No.21/2019 dated 25.04.2019
  - 4) NOC from Police (Traffic) in letter No. Re. No. Tr/License/344/9254/2019, dated 17.06.2019
  - 5) 1<sup>st</sup> Partial Completion Certificate Application from M/s. Lancor Holdings Ltd. Rep. by its Chief Executive Officer Tmt. Mallika dated 26.07.2019
  - 6) Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0013846, dated 04.09.2019.


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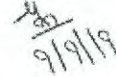
This is to certify that M/s. Lancor Holdings Ltd, Rep. by its Chief Executive Officer Tmt. Mallika have constructed Combined Stilt Floor for Block A B, 1<sup>st</sup> Floor (Podium Level) to 7<sup>th</sup> Floor with 153 Dwelling Units at Model School Road, Sholinganallur, Chennai – 600119 comprised in Survey No. 495/1A, 1B, 2A, 2B, 496/5A, 6A1, 6A2, 6A3A, 7A1, 7A2A2, 7A2B, 7B1A, 7B1B, 8A2 & 11 of Sholinganallur Village, Chennai within Greater Chennai Corporation limit sanctioned vide Planning Permission No. C/PP/MSB/31(A to G)/2019, Permit No.11972 in letter No.C3(S)/14707/2017 dated 15.07.2019. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of 1<sup>st</sup> Partial Completion Certificate approved by the Monitoring Committee.

2. Accordingly 1<sup>st</sup> Partial Completion Certificate is issued for the above construction in C.C.No.EC/South-II/236/2019 dated 09-09-2019.

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,

  
for MEMBER-SECRETARY

  
9/9/19

Copy to:

- ✓ 1. M/s. Lancor Holdings Ltd,  
Rep. by its Chief Executive Officer Tmt. Mallika,  
Plot No.58 (Old No.104), VTN Square, 2<sup>nd</sup> Floor, G.N. Chetty Road,  
T. Nagar, Chennai – 600 017
2. The Chairperson, TNRERA,  
CMDA Tower-II, 1<sup>st</sup> Floor,  
Egmore, Chennai – 600 008
3. The Deputy Financial Analyst  
Finance Division, CMDA (1<sup>st</sup> Partial Completion Certificate only issued)
4. The System Analyst, Computer Cell, CMDA  
(to update Webpage)

# TCP ALTURA - A & B BLOCKS



*Mallika Ravi*  
MALLIKA RAVI  
MANAGING DIRECTOR