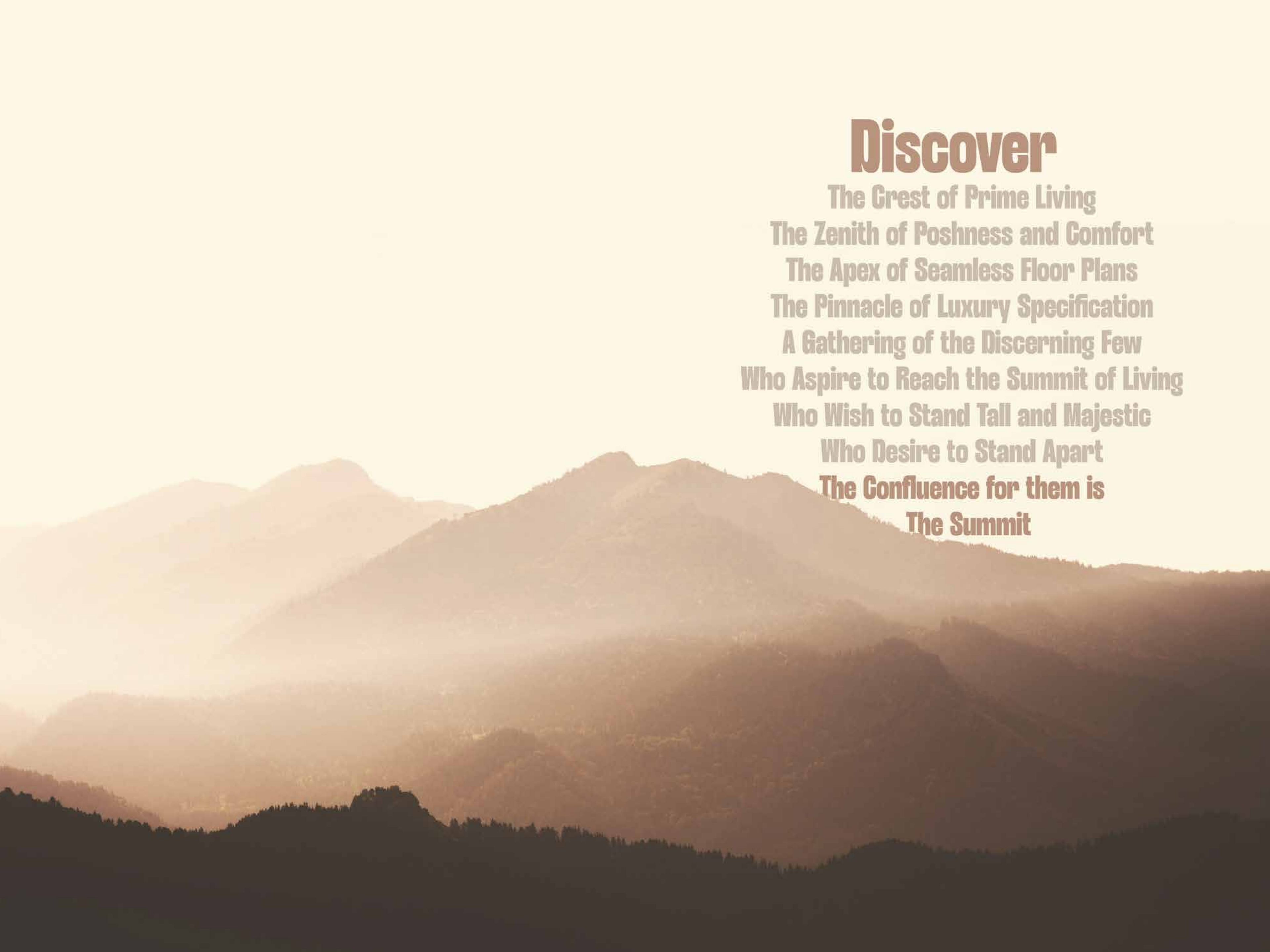


THE SUMMIT



Discover

The Crest of Prime Living

The Zenith of Poshness and Comfort

The Apex of Seamless Floor Plans

The Pinnacle of Luxury Specification

A Gathering of the Discerning Few

Who Aspire to Reach the Summit of Living

Who Wish to Stand Tall and Majestic

Who Desire to Stand Apart

The Confluence for them is

The Summit

THE SUMMIT



A joint venture between two major players in their respective fields, Lancor Holdings Limited and Vetri Systems and Software, The Summit is a luxury residential project in Sholinganallur - OMR, the rapidly growing IT Hub of Chennai.

Lancor Holdings, holds a record of having constructed over 1000 apartments, across 5 projects in Sholinganallur including - The Central Park (TCP) followed by Central Park West and Central Park South, TCP Lakefront and TCP Altura.

Vetri Software is a pioneer in BPO sector and has successfully developed and used customised software for several industries. Its client roster includes large corporates across the globe.



THE SUMMIT

Lancor Holdings Limited for nearly four decades has been building landmark projects across Chennai and its suburbs. Its involvement with Sholinganallur goes back 18 years with a residential project – The Central Park (TCP) followed by Central Park West and Central Park South. Further extensions were named TCP Lakefront and TCP Altura. Today, between these projects have more than 1000 apartments occupied by satisfied customers.

Considering the emergence of the area as the preferred residential location, Lancor proudly announces yet another project in close proximity aptly named The Summit.

Spread over 12 grounds of peaceful residential locale, The Summit will be a Basement, Stilt + 11 storied building consisting of 42 large 3 BHK, 4 BHK apartments and Duplex Penthouses.

With only 4 apartments per floor, the design, styling and specifications of The Summit will match and perhaps surpass any high-end City project. As the name suggests, it is the 'High Point' of our offering in Sholinganallur, which has been among our focus areas for almost 2 decades.

Essentially The Summit will be a statement of simplistic elegance and minimalist opulence, making it the meeting point of all achievers like you who demand something better than 'best in class'.

Welcome to The Summit.

PROJECT HIGHLIGHTS



Exclusive DEN with Lounge,
Indoor Games and
Terrace Party Area



Fully Tiled Corridors
and Granite Staircase



100% Power
Backup



CCTV with Access
Control System



Imported Marble
for Living / Dining



E Vehicle
Charging Point for
each apartment



1 Stretcher Lift in
addition to 1 Passenger Lift



Vastu
Compliant



Yale Digital Lock
for Main Door



Membership in
Unwind Sports and
Recreations Centre -
Sholinganallur

LOCATION ADVANTAGES



SRI SUBRAMANYA
SWAMY TEMPLE



BABAJI
VIDHYASHRAM

THE
SUMMIT



UNWIND
Sports & Recreation Centre



POND



HCL



CTS



SATHYABAMA
ENGG. COLLEGE



AAVIN



NILGIRIS
SUPERMARKET



SRI SUBRAMANYA
SWAMY TEMPLE
ARCH



WIPRO



TECH
MAHINDRA

TAJ
GATEWAY HOTEL



CTS



TIDEL
PARK



MADHYA
KAILASH
TEMPLE



TCS



INFOSYS



VELAMMAL
VIDYALAYA



HOTEL
ALOFT

OLD MAHABALIPURAM ROAD

ADYAR

SARDAR PATEL ROAD

KUMARASWAMY NGR 4TH ST

ELCOT AVENUE

PERUMBAKKAM MAIN ROAD

THE SUMMIT

SCHOOLS

Babaji Vidyashram (Next Door)
Velammal Vidyalaya - 1.3 KM
Gateway The Complete School (IGCSE)- 1.5 KM
Narayana E-Techno School - 2.4 KM



ENTERTAINMENT & LEISURE

Unwind Sports and Recreation Centre - 450 M
VIVIRA MALL/ AGS Cinemas - 6.1 KM
BSR Mall - 7.2 KM
Marina Mall /INOX - 7.8 KM
Dakshina Chitra Heritage Museum - 11.5 KM



COLLEGES

Mohamed Sathak College of Arts & Science, - 2.0 KM
Sathyabama Institute of Science and Technology - 3.6 KM
Hindustan Institute of Technology & Science - 11.7 KM
Dr. Ambedkar Law College - 12 KM
Chettinad Hospital And Research Institute - 13 KM



TOP IT HUBS

Infosys -1.5 KM
Elcot IT Park- 2.6 KM
CTS - 1.6 KM
Tidel Park - 12.2 KM
Pacifica Tech Park - 6.8 KM
ETA Techno Park - 6.3 KM
SIPCOT IT Park - 9.7 KM



HOSPITALS

Dr. Agarwals Eye Hospital - 2.2 KM
Chettinad Multispeciality Hospital - 2.6 KM
Gleneagles Global Hospitals - 4.7 KM
Apollo Speciality Hospital - 8.8 KM
Dr.Kamakshi Memorial Hospitals - 10 KM



HOTELS & RESTAURANTS

Lancor Cilantro - 350 M
Lancor Café Central - 450 M
Citadines - 1.5 KM
Vivanta Chennai - 2.0 KM
Tiffin Shastra - 2.1 KM
IBIS - 2.1 KM
Narmada Chain of Restaurants - 2.1 KM
Novotel - 3.1 KM
OMR Street Food - 6.2 KM
Palmshore Restaurant - 6.6 KM
Turyaa - 10 KM



CONNECTIVITY

MTC Bus Stop - 1.3 KM
Sholinganallur Metro Station - 1.5 KM
Chennai Airport - 16.7 KM





INTERIOR VIEWS

LIVING & DINING



Furniture and fittings shown are for illustration purpose only and are not part of the offer for sale.

MASTER BEDROOM



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KITCHEN



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THE DEN

YOUR HUB TO RELAX



CHAT. PLAY. READ.



BREATHE. UNWIND. ENJOY.



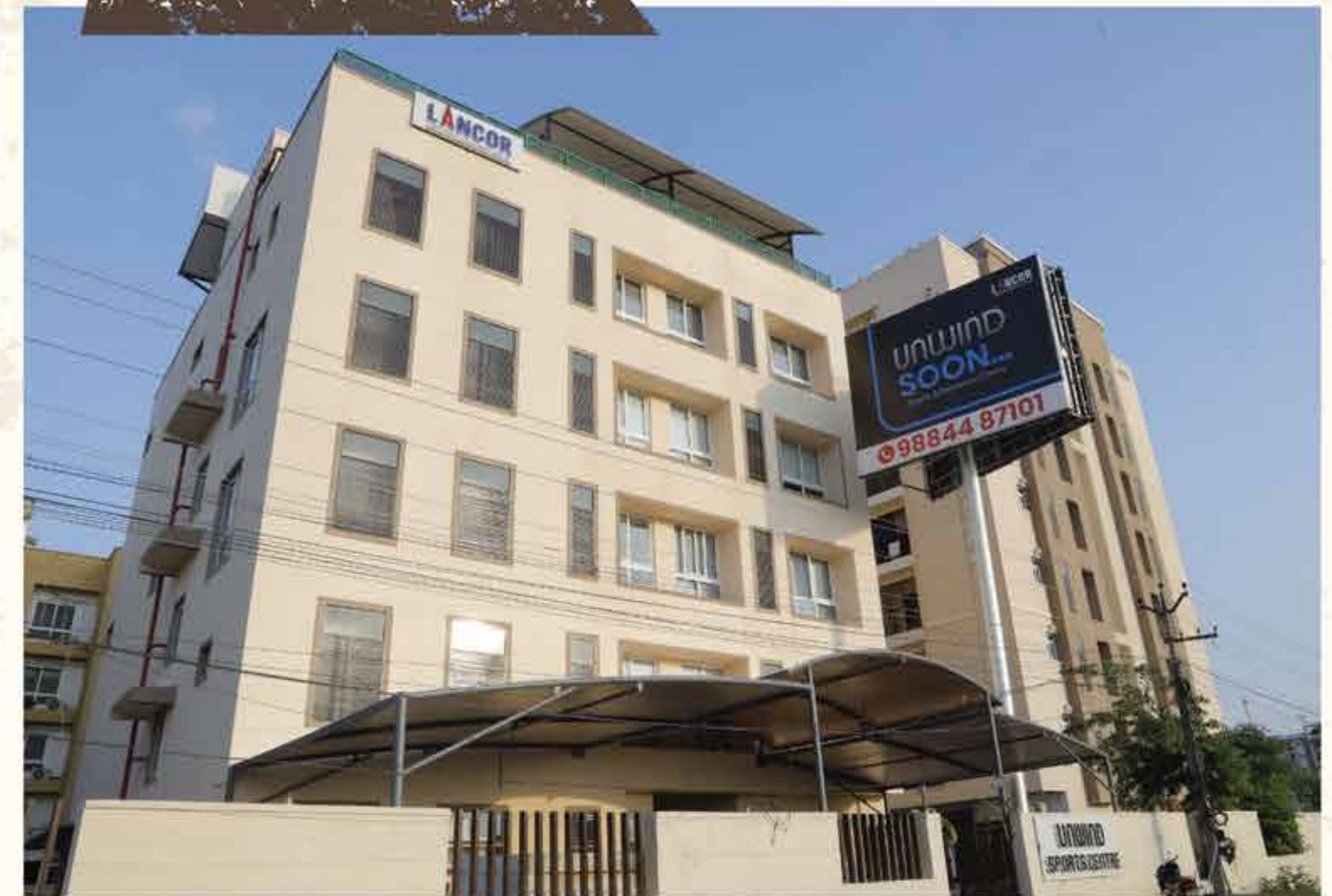
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UNWIND

Sports & Recreation Centre

Lancor's Unwind Sports and Recreation Centre, just a short stroll from The Summit, is your gateway to relaxation and rejuvenation. Purposefully designed to refresh both body and mind, Unwind offers a vibrant mix of sports and recreational activities that energize and inspire. Enhancing the experience are Cilantro, a fine-dining haven for vegetarians, and Cafe Central, open 24x7, serving wholesome and healthy snacks to keep you fueled anytime you need. Unwind isn't just a destination—it's your daily escape from the ordinary.

UNWIND SPORTS CENTRE



UNWIND RECREATION CENTRE



CILANTRO MULTI-CUISINE VEG RESTAURANT



CAFE CENTRAL



INDOOR GAMES



BADMINTON COURTS



SPORTS CENTRE LOUNGE



FAMILY GYM



BANQUET HALL



DINING HALL



HPC GYM



ROOFTOP SWIMMING POOL



GUEST ROOMS



WELLNESS CLINIC



TENNIS & FUTSAL ARENA



PHARMACY



PHYSIOTHERAPY CLINIC





TYPICAL FLOOR PLAN (FIRST TO NINTH)



TENTH FLOOR PLAN

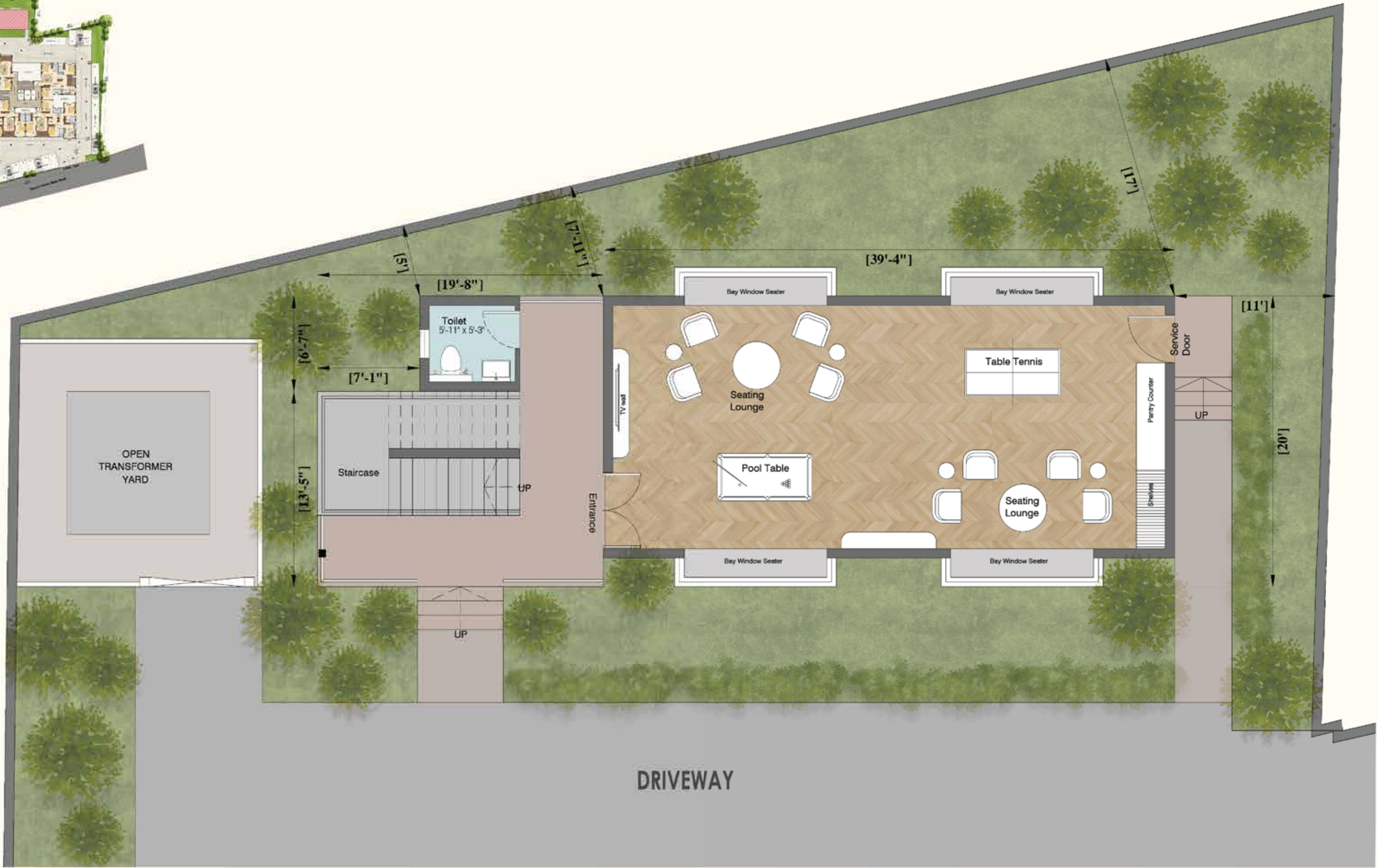


ELEVENTH FLOOR PLAN



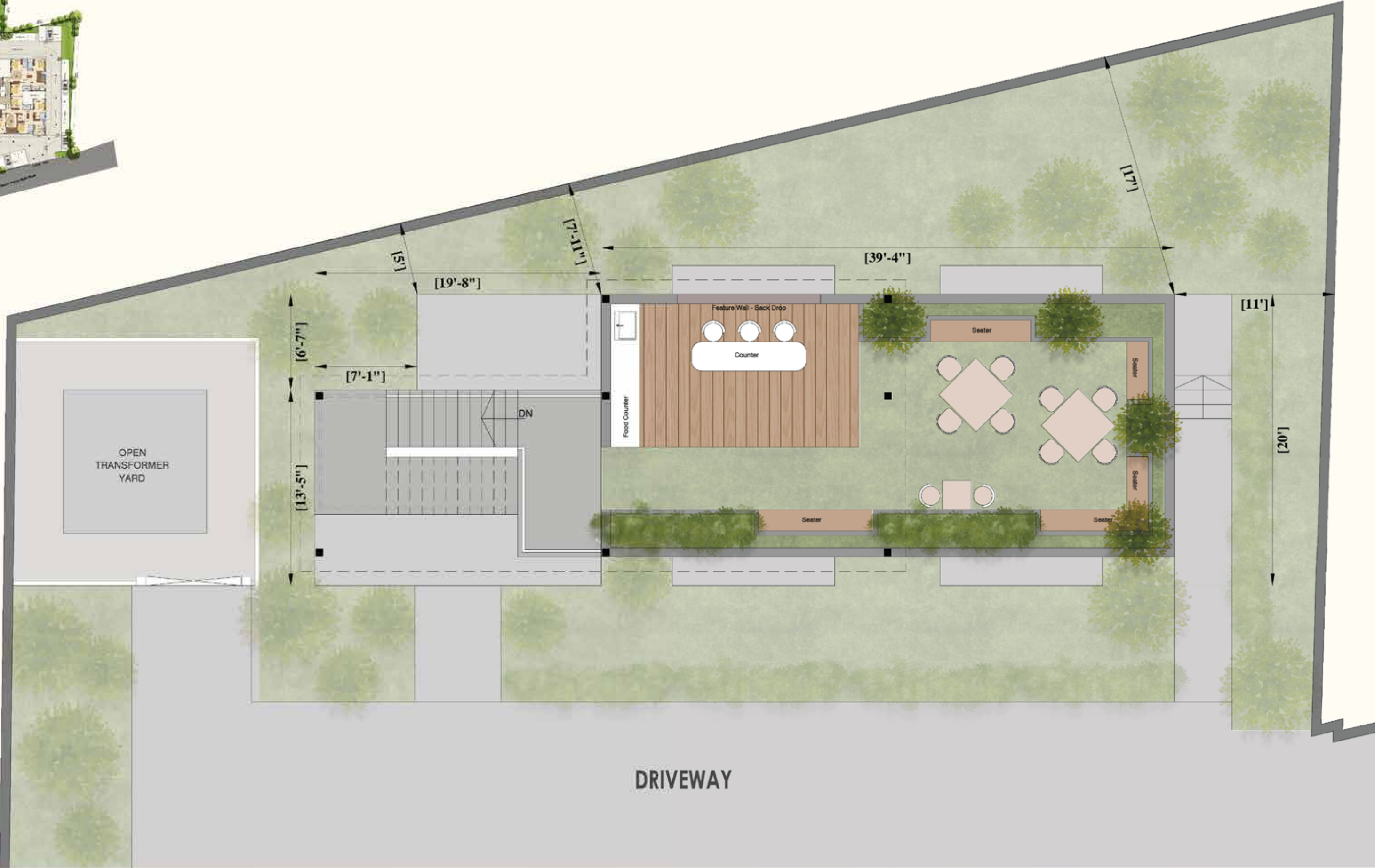
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THE DEN GROUND FLOOR PLAN



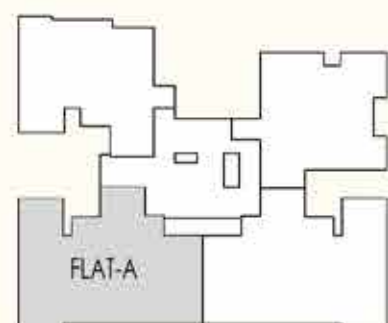
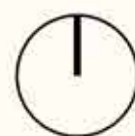
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THE DEN FIRST FLOOR PLAN



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FLAT - A 1ST FLOOR TO 9TH FLOOR

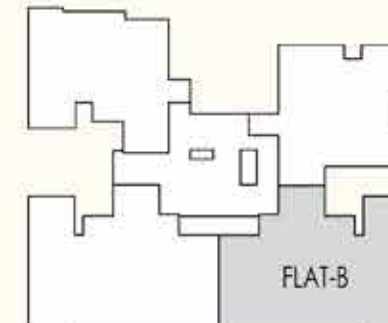
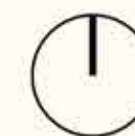


FLAT - A	
4 BHK - 4T	AREA IN SQ.FT.
SBA	2394
PLINTH	1870
RERA CARPET	1660
EXCLUSIVE BALCONY	71



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FLAT - B 1ST FLOOR TO 9TH FLOOR

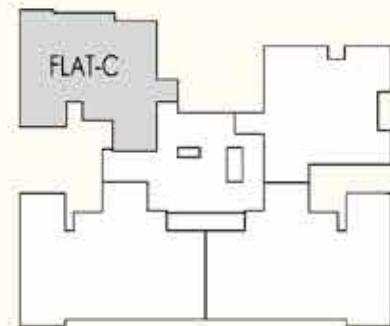
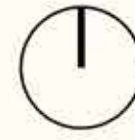


FLAT - B	
4 BHK - 4T	AREA IN SQ.FT.
SBA	2388
PLINTH	1866
RERA CARPET	1660
EXCLUSIVE BALCONY	71



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FLAT - C 1ST FLOOR TO 10TH FLOOR

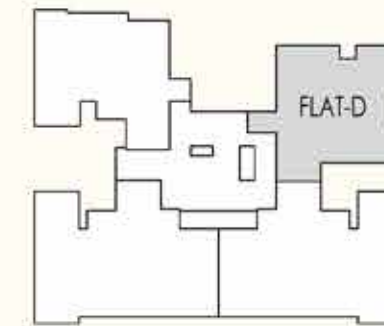
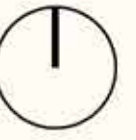


FLAT - C	
3 BHK - 3T	AREA IN SQ.FT.
SBA	1800
PLINTH	1407
RERA CARPET	1217
EXCLUSIVE BALCONY	63



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FLAT - D 1ST FLOOR TO 10TH FLOOR

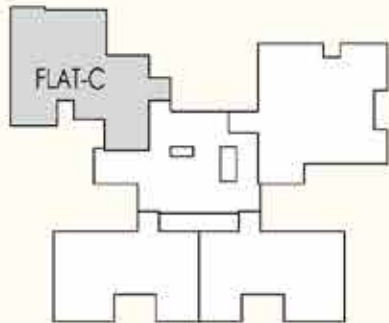


FLAT - D	
3 BHK - 2T	AREA IN SQ.FT.
SBA	1750
PLINTH	1368
RERA CARPET	1183
EXCLUSIVE BALCONY	59



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FLAT - C
ELEVENTH FLOOR

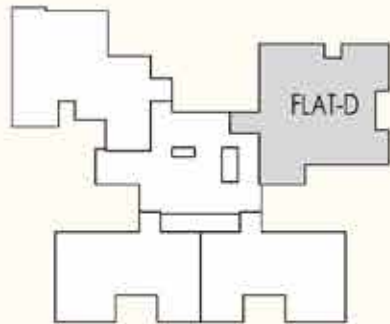
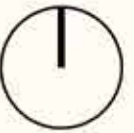


FLAT - C (11 TH FLOOR)	
3 BHK - 3T	AREA IN SQ.FT.
SBA	1635
PLINTH	1278
RERA CARPET	1154
TERRACE	130



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FLAT - D
ELEVENTH FLOOR

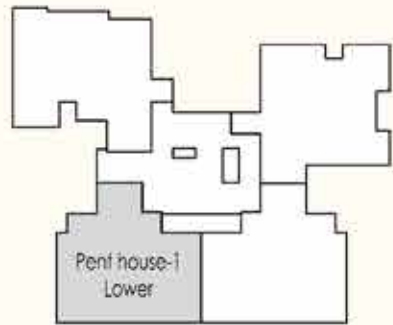


FLAT - D (11 TH FLOOR)	
3 BHK - 2T	AREA IN SQ.FT.
SBA	1680
PLINTH	1313
RERA CARPET	1183
TERRACE	59



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PENTHOUSE - 1
LOWER LEVEL

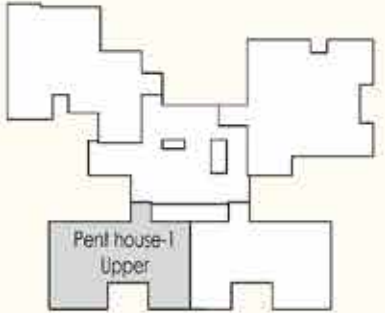


PENTHOUSE - 1	
3 BHK - 3T	AREA IN SQ.FT.
SBA	3075
PLINTH	2405
RERA CARPET	2210
TERRACE	817



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PENTHOUSE - 1
UPPER LEVEL

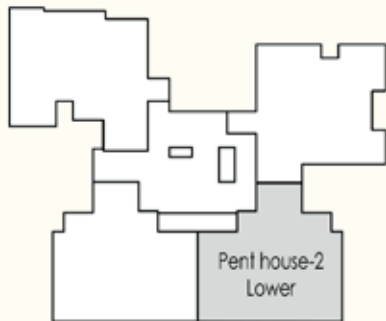


PENTHOUSE - 1	
3 BHK - 3T	AREA IN SQ.FT.
SBA	3075
PLINTH	2405
RERA CARPET	2210
TERRACE	817



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PENTHOUSE - 2
LOWER LEVEL

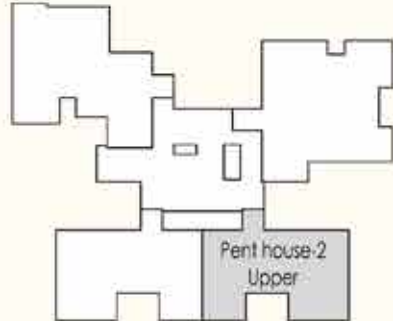


PENTHOUSE - 2	
3 BHK - 3T	AREA IN SQ.FT.
SBA	3071
PLINTH	2402
RERA CARPET	2210
TERRACE	817



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PENTHOUSE - 2
UPPER LEVEL



PENTHOUSE - 2	
3 BHK - 3T	AREA IN SQ.FT.
SBA	3071
PLINTH	2402
RERA CARPET	2210
TERRACE	817



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SPECIFICATIONS



STRUCTURE

RCC framed structure with RC foundations conforming to Bureau of Indian Standards (BIS).

Pre constructional anti-termite treatment will be provided under the Foundation and external perimeter of the building as per BIS for the complete building.

Walls will be constructed using Autoclaved Aerated Concrete blocks (AAC blocks) – from Aerocon or equivalent. The height will be maintained at 9'10" from structural floor to floor.



WALL FINISHES

Internal walls will be finished with gypsum plaster and emulsion paint above wall putty.

The toilet walls will be finished with ceramic tiles upto ceiling height – colors and sizes will be as recommended by Architects. Trims and profiles will be used to protect the vertical edges of tiles

Wash area will be finished with ceramic tiles upto ceiling height using tiles as recommended by our Architects.

Dado of 2' above the kitchen platform will be finished with ceramic tiles.

Lofts will be provided in Kitchen and in one bedroom.

Exterior faces of the building including the balconies will be finished with cement plaster and weather proof paint – Ultima Protek or equivalent - texture paint will be used in all exterior faces suggested by our Architects.



CEILING

Ceiling areas of living, dining, bedrooms, kitchen, toilet and balconies will be finished with putty and emulsion paint.



TERRACE

Terrace will be chemically waterproofed and filled up with foam concrete.



FLOOR FINISHES

Living and Dining will be finished with Italian / Turkish Marble of suitable size as specified by the Architect and the Bedrooms will be finished with vitrified tiles – colors as suggested by Architects.

Kitchen, Utility, Balcony & Toilets will be finished with anti-skid ceramic tiles as recommended by Architects.

4" high skirting matching the floor tile will be provided wherever required.



COMMON AREA FINISHES

Staircase & lobby floor will be finished with Polished Granite / Marble slabs.

Staircase & Lobby walls will be finished with vitrified / ceramic tiles upto ceiling height.

Car parks will be finished with Granolithic flooring. Driveway will be finished with print concrete / Cement tiles - pattern will be as suggested by our Architects.

Cool Tiles in Terrace for heat reduction on foam concrete.



DOORS

MAIN DOOR - Kalpataru or equivalent veneer CDS unit with Architraves on Both Sides. Shutter shall be 40mm Flush Door with Edge Banding on all 4 sides. Frames, Architrave & Shutter shall be finished with Melamine polish. Size of door is 4'-0" x 8'-0".

Yale lock or equivalent with biometric, number pad, access card and physical key will be provided.

BEDROOM DOOR – Kalpataru or equivalent Laminated CDS unit with Architraves on both sides. Shutters shall be 32 mm flush door with both side laminate and PVC Edge Banding on all 4 sides.

Yale lock or equivalent will be provided.

Size of door is 3'-0" x 7'-0".

TOILET DOOR - Kalpataru or equivalent Laminated CDS unit with Architraves on both sides. Shutters shall be 32 mm flush door with both side laminate and PVC Edge Banding on all 4 sides.

Yale lock or equivalent will be provided.

Size of door is 2'-6" x 7'-0"



WINDOWS

UPVC/ Aluminium powder coated sliding/ fixed windows will be provided in all rooms with MS Grills as per design.



FRENCH DOORS

UPVC/ Aluminium powder coated sliding type French door will be provided.



KITCHEN

Counter top Platform (dry fixing) will be finished with 18mm thick granite slabs 2'0" wide. Stainless Steel Single bowl sink with drain board and a sink cock will be provided. Provision for fixing a refrigerator, exhaust fan (or chimney), ceiling fan, microwave, mixer and a point for RO unit for drinking water purposes will be provided.

Wash area will have Single bowl Stainless steel sink (without drain board) and provision for fixing washing machine and dish washer, will be made.



ELECTRICAL

Concealed insulated copper multi-strand FR wires will be provided with distribution board having MCBs. Necessary number of switches & sockets will be provided as recommended by our Consultant.

Telephone points/Data point will be provided in Living and Master Bedroom.

Empty conduits for DTH TV point will be provided in Living and Master Bedroom

One charging point for E-Vehicle will be provided in the carparking area for each apartment



LIFT

Building will be served by one number of stretcher/passenger lift with automatic openable doors – Kone or equivalent.



WASHROOMS

All Sanitary ware will be of 'White' Color and suitable number of CP fittings ROCA or equivalent will be provided.

Shower Partitions will be provided in all washrooms.

Overhead shower with diverter and spout will be provided in all washrooms.

All washrooms will have provision for connecting a Geyser and an Exhaust fan.



COMPOUND WALL

5' high compound wall will be provided as specified by Architects.



POWER SUPPLY & GENERATOR

3 phase power supply with 100% generator back-up will be provided.



LANDSCAPING

The project will be suitably landscaped as per design.



SECURITY SYSTEM

CCTV, Access Control and Video intercom system will be provided.



WATER

One Bore well and water treatment plant of adequate capacity will be provided.

Underground RCC Sump of adequate capacity for Bore well / Treated water and Overhead Tank will be provided as specified by Consultant.

AWARDS



Highest Transparency Award -
CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2009



Highest Customer Protection Award -
CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2010



Menon Eternity



Lancor Lumina



TCP Altura



Lancor Harmonia



11th Annual Estate Awards 2019
Senior Citizen Housing Project of the Year
(South) - Lancor Harmonia

CREDITS

ARCHITECTS

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Thiruvanmiyur, Chennai - 600 041. kck@nva.in

STRUCTURAL ENGINEERS

Ms. Sangeetha Sangameswaran, New No.1, Old No.6, First Street,
Navaratna Gardens, Ekkattuthangal, Chennai - 600 032.
vsanga40@gmail.com

ELECTRICAL CONSULTANTS

M/S Raj Electromech Designs Pvt. Ltd., No.3, Flat C2, Lakshmi Enclave,
North Crescent Road, T-Nagar, Chennai - 600 017. Ph: 044-28152872,
rajelectromech@gmail.com

PHE & FIRE FIGHTING SYSTEMS CONSULTANT

Sumanam Engineering Services Pvt Ltd., No. 177, 3rd Floor, SFI Complex,
Valluvarkottam High Road, Nungambakkam, Chennai - 600 034.
salil@sumanam.org

LEGAL ADVISERS

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600 028. lawyers@eth.net

MASTER PLAN



LANCOR HOLDINGS LIMITED,
VTN Square, 2nd Floor, 58, G N Chetty Road,
T. Nagar, Chennai - 600 017 | www.lancor.in | enquiry@lancor.in
CIN: L65921TN1985PLC049092

SITE ADDRESS

Plot No.1A to 4A, Clasic Retreat,
Clasic Farms Road, Sholinganallur, Chennai - 600 119

RERA NUMBER: TN/29/Building/0583/2024 dated 13.12.2024
<https://rera.tn.gov.in>



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