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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/410186/2024

From:
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
President,
Kanathur Reddykuppam Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **HIGH RISE RESIDENTIAL APARTMENT** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and panchayat union, Kanathur Reddy kuppam Panchayat and Village, S.F.No.8/2B1A, 8/2B1F1A, 8/15, 8/19 and 8/20 with a Site Area of 25420 Sq.m (As per Patta) with a FSI Area of 77702.80 Sq.m (317 Dwelling Units)- Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant. M**/s.Altis Properties Pvt Ltd (GPA), Represented by its Director Thiru.Atul Gupta,** Online Application Reference No. SWP/BPA/410186 /2024, Dated:05.12.2024.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection

Report of Online Application No.SWP/ BPA/410186 /2024, Dated:10.12.2024.

3. HRB Meeting held on 21.02.2025 (Subject No.5)
4. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0410186 /2024, dated:25.04.2025.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020

17. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
18. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).
19. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
20. DGP / Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.512 / C1 / 2025, P.P.NOC 11 / 2025, Dated: 21.01.2025.
21. Airport Authority of India NOC No. CHEN/ SOUTH/ B/ 101223/ 804574, Dated: 27.10.2023.
22. Department of Environment & Climate Change, Letter No.P1/1916/2024, Dated: 20.01.2025 (CRZ Clearance).
23. Structural Design and drawings vetted by Professor, Structural Engineering Division, Department of civil Engineering, Indian Institute of Technology Madras, Chennai, Dated: 08.01.2025.
24. Resolution No.04, of 191 Mamallapuram Local Planning Authority, Dated : 09.05.2025.
25. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges, Premium FSI Charges dated.26.04.2025.
26. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Premium FSI Charges, Security Deposit received from the applicant respectively on 05.12.2024 and 07.05.2025.

*****

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai

vide reference 3rd cited above for **High Rise Residential Apartmant** at Chengalpattu District – Thiruporur taluk and panchayat union, Kanathur Reddy kuppam Panchayat and Village, S.F.No.8/2B1A, 8/2B1F1A, 8/15, 8/19 and 8/20 with a Site Area of 25420 Sq.m (As per Patta) with a FSI Area of 77702.80 Sq.m (317 Dwelling Units) – Technical Clearance number is assigned as **B.P/DTCP No.203/2025.**

As per 191th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 24 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as **"1 to 38"**

The area statement for the High Rise Residential building is as below.

Total Area of the Site – 25420.00 Sq.m (As per patta)

Total Area of the Site – 23703.00 Sq.m (As per Superimposed)

High Rise Residential Building area statement in sqm

Sl.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m	No. of Dwelling Units
01.	**Block-1, (Tower 01, 02 & 03)**				
	Combined Basement-1	152.55	12329.63	12482.18	Pump Room & Parking
	Combined Basement-2	152.55	12329.63	12482.18	Pump Room & Parking
	Combined Stilt Floor	321.22	3734.34	5369.67	Parking, Meter Room Generator Room and Club House -
	Combined Stilt Floor (Club House)	1314.11			
	Sub Total	1940.43	28393.60	30334.03	-
02.	**Block-01 (Tower-1)**				
	1st Floor	1420.94	-	1420.94	Club House
	2nd Floor	192.94	-	192.94	1
	2nd Floor (Club House)	643.95	-	643.95	Club House
	3rd Floor	192.94	-	192.94	1
	3rd Floor (Club House)	716.90	-	716.90	Club House
	4th Floor	944.41	-	944.41	04
	5th Floor	944.41	-	944.41	04
	6th Floor	944.41	-	944.41	04

	7th Floor	944.41	-	944.41	04
	8th Floor	944.41	-	944.41	04
	9th Floor	944.41	-	944.41	04
	10th Floor	944.41	-	944.41	04
	11th Floor	944.41	-	944.41	04
	12th Floor	944.41	-	944.41	04
	13th Floor	944.41	-	944.41	04
	14th Floor	944.41	-	944.41	04
	15th Floor	944.41	-	944.41	04
	16th Floor	944.41	-	944.41	04
	17th Floor (Refuge)	961.35	-	961.35	04
	18th Floor	944.41	-	944.41	04
	19th Floor	944.41	-	944.41	04
	20th Floor	944.41	-	944.41	04
	21st Floor	944.41	-	944.41	04
	22nd Floor	944.41	-	944.41	04
	23rd Floor	944.41	-	944.41	04
	24th Floor	944.41	-	944.41	04
	25th Floor	944.41	-	944.41	04
	26th Floor (Refuge)	961.35	-	961.35	04
	27th Floor	944.41	-	944.41	04
	28th Floor	944.41	-	944.41	04
	29th Floor	944.41	-	944.41	04
	30th Floor	944.41	-	944.41	04
	31st Floor	944.41	-	944.41	04
	32nd Floor	944.41	-	944.41	04
	33rd Floor	944.41	-	944.41	04
	34th Floor	944.41	-	944.41	04
	Terrace Floor	-	104.32	104.32	-
	Sub Total	32478.26	104.32	32582.58	126Nos
03	**Block-01 (Tower-2)**				
	1st Floor	894.87	-	894.87	02
	2nd Floor	405.36	-	405.36	02
	3rd Floor	669.41	-	669.41	04
	4th Floor	669.41	-	669.41	04
	5th Floor	669.41	-	669.41	04
	6th Floor	669.41	-	669.41	04
	7th Floor	669.41	-	669.41	04
	8th Floor	669.41	-	669.41	04
	9th Floor	669.41	-	669.41	04
	10th Floor	669.41	-	669.41	04
	11th Floor	669.41	-	669.41	04
	12th Floor	669.41	-	669.41	04
	13th Floor	669.41	-	669.41	04
	14th Floor	669.41	-	669.41	04
	15th Floor	669.41	-	669.41	04

	16th Floor	669.41	-	669.41	04
	17th Floor (Refuge)	715.01	-	715.01	04
	18th Floor	669.41	-	669.41	04
	19th Floor	669.41	-	669.41	04
	20th Floor	669.41	-	669.41	04
	21st Floor	669.41	-	669.41	04
	22nd Floor	669.41	-	669.41	04
	23rd Floor	669.41	-	669.41	04
	24th Floor	669.41	-	669.41	04
	25th Floor	669.41	-	669.41	04
	26th Floor (Refuge)	715.01	-	715.01	04
	27th Floor	669.41	-	669.41	04
	28th Floor	669.41	-	669.41	04
	29th Floor	669.41	-	669.41	04
	30th Floor	669.41	-	669.41	04
	31st Floor	669.41	-	669.41	04
	32nd Floor	669.41	-	669.41	04
	33rd Floor	669.41	-	669.41	04
	Terrace Floor	-	114.01	114.01	-
	Sub Total	22143.14	114.01	22257.15	128
04	**Block-01 (Tower-3)**				
	1st Floor (Club House)	392.50	-	392.50	(Club House)
	2nd Floor	648.05	-	648.05	02
	3rd Floor	648.25	-	648.25	02
	4th Floor	648.25	-	648.25	02
	5th Floor	648.25	-	648.25	02
	6th Floor	648.25	-	648.25	02
	7th Floor	648.25	-	648.25	02
	8th Floor	648.25	-	648.25	02
	9th Floor	648.25	-	648.25	02
	10th Floor	648.25	-	648.25	02
	11th Floor	648.25	-	648.25	02
	12th Floor	648.25	-	648.25	02
	13th Floor	648.25	-	648.25	02
	14th Floor	648.25	-	648.25	02
	15th Floor	648.25	-	648.25	02
	16th Floor	648.25	-	648.25	02
	17th Floor (Refuge)	667.93	-	667.93	02
	18th Floor	648.25	-	648.25	02
	19th Floor	648.25	-	648.25	02
	20th Floor	648.25	-	648.25	02
	21st Floor	648.25	-	648.25	02
	22nd Floor	648.25	-	648.25	02
	23rd Floor	648.25	-	648.25	02
	24th Floor	648.25	-	648.25	02
	25th Floor	648.25	-	648.25	02

	26th Floor (Refuge)	667.93	-	667.93	02
	27th Floor	648.25	-	648.25	02
	28th Floor	648.25	-	648.25	02
	29th Floor	648.25	-	648.25	02
	30th Floor	648.25	-	648.25	02
	31st Floor	648.25	-	648.25	02
	32nd Floor	652.97	-	652.97	
	33rd Floor	608.84	-	608.84	03
	Terrace Floor	-	104.23	104.23	-
	Sub Total	**21140.97**	**104.23**	**21245.20**	**63Units**
05	**Security**				
	Ground Floor	-	6.25	6.25	
	Total	**77702.80**	**28722.41**	**106425.21**	**317Units**

Total FSI Area= 77702.80 sq.m

1. With the above area, the Planning Permission is given to the proposed High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revision and Proposed High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.48/2025.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **17.05.2025** to **16.05.2033** vide reference Government order 18th cited above.
3. The Proposed Residential Building placed in 191th MLPA Meeting and got Resolution for Planning Permission vide reference letter 24th cited above.
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
5. 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.

SPECIAL CONDITIONS: -

1) The OSR (earmarked as A1 to A13) area 2543.14 sq.m shown in the site plan have been handed over to local body Gift deed No:10136/2025, Dated:02.05.2025.

2) Conditions stipulated in the Noc cited in the reference 20 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 21 issued by Airport Authority of India is to be followed scrupulously.
4) Conditions stipulated in the Coastal Regulation Zone (CRZ) clearance for No development zone from the Buckingham canal cited in the reference 22 issued by Department of Environment & Climate Change is to be followed scrupulously.
5) Structural Design and drawings vetted by Professor, Division of Structural Engineering, Department of civil Engineering, Indian Institute of Technology Madras is to be followed scrupulously. Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
6) Environmental Clearance is to be obtained before commencement of Construction.
7) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
8) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
10) 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 Permissions is issued subject to the condition that the applicant / developer and also the architects / 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.
11) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
12) 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.

13) 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.
14) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the HighRise Residential building. Solar photo voltaic panels to be erected at the 1/3 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:04.02.201 9& 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 GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials must be used for construction.
10. 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.
11. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
12. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. Scrutiny Fee Charge: **Rs. 2,47,130/-** Payment Receipt 20241205410186, Transaction ID 9480010814129, Date.05.12.2024.
2. Centage Charge for Land : **Rs. 300**/- Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
3. Centage Charge for Building: **Rs. 35,000**/- Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
4. Infrastructure and Amenities Charges: **Rs. 2,91,75,000**/- Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
5. Security Deposit: **Rs. 1,45,87,500**/- Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
6. Completion Certificate: **Rs. 11,53,794**/- Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
8. Shelter Charges: **Rs.2,04,58,923/-** Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
9. Premium FSI Charges: **Rs. 71,01,444/-** Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.
10. Development Charges for land: **Rs.1,02,000/-** Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.

11. Development Charges for Building: **Rs.12,86,400/-** Payment Receipt 20250507410186, Transaction ID 4615940871217, Date.07.05.2025.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Encl:
Drawing no of sheets.1 to 8.

Copy: -

1. **M/s. M/s.Altis Properties Pvt Ltd (GPA),**
Represented by its Director Thiru.Atul Gupta,
No. 19, Blue Haven, 4th Floor, Harrington Road,
Nungambakkam, Chennai - 600031
Ph : 9840063793
Email. dv.legalteam@gmail.com

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: Assistant Director
Location:Chengalpattu
Date:2025.05.17 18:58:09



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