



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

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Letter No. C2/5507/2017

Dated: 31.05.2019

To

The Principal Chief Engineer,  
Greater Chennai Corporation  
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit 'B' Channel (North- Industries) – Planning Permission for the proposed construction of Ground Floor [Work shed] + Ground Floor for Security, Visitors Room and Weighbridge and First Floor (part) Industrial Building for manufacturing Pipes and Tubes HR/CR cut to length, Pipe cutting line with installation of 200 HP with 48 No. of workers at S.Nos.18/3, 18/4, 18/5B, 18/5C, 18/9, 19/2, 19/4B and 19/5B of Ariyalur Village, Chennai - Approved – Regarding.

- Ref:
1. Your PPA received in SBC No.IND/2017/224 dated 18.4.2017.
  2. G.O.Ms.No.161, H&UD Dept. dated 9.9.2009.
  3. G.O.Ms.No.86, H&UD Dept. dated 28.3.2012.
  4. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
  5. G.O.Ms.No.17, H&UD Dept. dated 5.2.2016.
  6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
  8. G.O.Ms.No.135, H&UD (SC1-2) Dept. dated 21.7.2017.
  9. This office DC advice letter even No. dated 17.1.2018.
  10. The NOC issued by TNPCB vide consent order No.1901218290890 dated 7.4.2019 for the proposed Industry.
  11. Applicant's letter dated 16.4.2019.

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The Planning Permission for the proposed construction of Ground Floor [Work shed] + Ground Floor for Security, Visitors Room and Weighbridge and First Floor (part) Industrial Building for manufacturing Pipes and Tubes HR/CR cut to length, Pipe cutting line with installation of 200 HP with 48 No. of workers at S.Nos.18/3, 18/4, 18/5B, 18/5C, 18/9, 19/2, 19/4B and 19/5B of Ariyalur Village,, Chennai is examined and found approvable, as per the plans submitted by the applicant directly to this office.

2. The applicant has remitted the following charges subject to the conditions stipulated in the reference 9<sup>th</sup> cited.

i)	Development Charges	Rs.2,68,500/- (Rupees Two Lakhs sixty eight thousand five hundred only)
ii)	Scrutiny Charges	Rs.4,650/- (Rupees Four Thousand six hundred fifty only)
iii)	Regularization Charges for land	Rs.22,22,000/- (Rupees Twenty two Lakhs twenty two thousand only)
iv)	Infrastructure and Amenities Charges	Rs.31,63,500/- (Rupees Thirty one Lakhs sixty Three Thousand Five Hundred only)
v)	Shelter Fees	Rs. 23,72,700/- (Rupees Twenty three Lakhs seventy two thousand seven hundred only)
vi)	Flag day (by cash) Rs.500/- (Rupees five hundred only).	

vide receipt No.B007128 & 634676 Dated 25.04.2018.

3. The Planning Permission is issued subject to the following conditions:

- i) In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
- ii) To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof over had tanks and wells.
- iii) Non provision of Rain Water Harvest structures as shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of DR and Enforcement action will be taken against such development.

4. The Planning Permission for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made there under. This Provision does not cover the Structural Stability aspect of the building including 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 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 Planning Permission issued under the Provision of the Tamil Nadu Town and 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 the construction and also for its continued structural stability of the buildings.

5. 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 consider only the aspect on 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.

6. Solar Energy capture provision shall be strictly adhered as per G.O. (Ms.) No.17, H&UD [UD4 (3)] Department dated 5.2.2016 in the reference 3<sup>rd</sup> cited.

7. The approved plans are numbered as Planning Permit No.C/12069/AtoC/2019 dated 31.05.2019 and two copies of the same along with two copies of the Planning Permit are enclosed herewith for taking further action in this regard. The Planning Permit is valid from 31.05.2019 to 30.05.2024.

8. This approval is not final. The applicant should approach the Greater Chennai Corporation, for issue of Building Permit.

9. In the reference 10<sup>th</sup> cited the conditions imposed by TNPCB to be complied for the proposed construction of Industry building.

Yours faithfully,

  
for PRINCIPAL SECRETARY/  
MEMBER-SECRETARY

Encl: 1. 2 copies of approved Plan.  
2. 2 copies of the Planning Permit.

3/6/19

Copy to:

1. M/s.Arthi Tubes Pvt.Ltd.,  
No.3/28, Nayapalli,  
Bhubaneshwar – 751 015,  
ODISHA.
2. The Senior Planner  
Enforcement Cell  
CMDA, Chennai – 600 008.  
(with a copy of the approved plan)
3. The Member,  
Appropriate Authority,  
108, Uthamar Gandhi Salai,  
Numgambakkam, Chennai – 600 034.
4. The Commissioner  
Income Tax Dept., (Investigation),  
No.168, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.