

**MINUTES OF THE 15th MEETING OF THE MONITORING COMMITTEE
HELD ON 06/07/07 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

MEMBERS PRESENT:

1. Thiru. R. Santhanam, I.A.S.,
Vice-Chairman, CMDA.
2. Thiru. Louis Menezes, I.A.S., (Retd.)
3. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai.
4. Thiru. Rajesh Lakhoni, I.A.S.,
Commissioner, Chennai Corporation.
5. Thiru. Bholanath, I.P.S.,
Director of Fire and Rescue Services.
6. Prof. Suresh Kuppuswamy,
School of Architecture and Planning, Anna University.
7. Thiru. Durganand Balsaver,
Architect and Urban Planner

Leave of absence:

1. Thiru. M.G. Devasahayam, I.A.S., (Retd.)
2. Thiru. Hansraj Verma, I.A.S.,
Chairman, TNEB.
3. Thiru. Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
4. Dr. A. Srivatsan,
Architect and Urban Planner
5. Thiru. P.T. Krishnan,
(Architect)

AGENDA ITEM NO: 15.1

Confirmation of the Minutes of the 13th Meeting of the Monitoring Committee held on 22.06.2007.

MINUTES :

Confirmed.

AGENDA ITEM NO: 15.2

Action taken report on the Minutes of the 13th Monitoring Committee Meeting.

MINUTES :

Recorded.

(A) The Monitoring Committee took note that the Minutes of the MC meetings (1st to 10th) have been hosted on CMDA website.

(B) The Committee also took note that the list of Completion Certificates issued has been hosted on CMDA's website.

AGENDA ITEM NO: 15. 3

Multi-Storied Buildings (Commercial) –
Response received from the applicants –
Analysis of evidences – Placed for decision.

The Monitoring Committee resolved to regularise the following Commercial MSB's, subject to the condition that

- a) Alternative fire safety measures are provided as per the norms of DF&RS
- b) The buildings are inspected by CMDA Officials before raising reg.fee demand.
- c) Reg.fee under Reg.1999 Scheme rate is collected and
- d) There shall be no additional construction over and above what is reported already.

MINUTES :

15. 3. 1

The Monitoring Committee, on going through the file resolved to accept that the **BF + GF + 4 Floors of Commercial Building Hospital Building (2 Blocks) at Door**

No.71, 1/1, NSK Salai, Arunachalam Road, Saligramam, Chennai – 93, has been completed before 28.2.1999. The Refusal order passed in CMDA's Refusal letter No.B1/2426/98 (I) dt. 3.4.98 was accepted as credible evidence. MC directed CMDA to take further action and inform Government accordingly.

MINUTES : **15. 3. 2** The Monitoring Committee, on going through the file resolved to accept that the **BF + GF + 5 floors Commercial Building at Door No.27, Sivan Koil, South Mada Street, Villivakkam, Chennai – 49** has been completed before 28.2.1999. The property tax demand notices and receipts of Chennai Corporation and TNEB Service connections were accepted as credible evidences. MC directed CMDA to take further action.

MINUTES : **15. 3. 3** The Monitoring Committee, on going through the file resolved to accept that the **GF + 5 Floors Commercial – cum – Residential Building at Door No.221/222, Avvai Shanmugam Salai, Gopalapuram, Chennai – 86**, has been completed before 28.2.1999. The receipts of TNEB assessment dated 28.10.98, 6.7.98 and 26.5.98 and CMDA's Reg.application inspection report dt. 16.1.99 were accepted as credible evidences.

MINUTES : **15. 3. 4** The Monitoring Committee, on going through the file resolved to accept that the **BF + GF + 4 Floors commercial building at No.63, Sterling Road, Nungambakkam, Chennai - 34** has been completed before 28.2.1999. The CMDA's Security Deposit forfeiture letter and Demolition Notice in letter No. EC1/12862/95 dated 27.11.96 were accepted as credible evidences.

MINUTES : **15. 3. 5** The Monitoring Committee, on going through the file resolved to accept that the **GF + 8 Floors in Block – 1, GF + 4 Floors in Block – 2 and BF + GF + MF + 9 Floors in Block – 3 of Commercial (Hospital Building – MMM) at Door No.4A, Dr.J.J.Nagar, Mogappair, Chennai – 59** has been completed before 28.2.1999. MC also took note of the fact within the period of six months i.e. from the date of inspection on 10.8.98 to 28.2.99 there is a possibility of constructing four floors in Block I and one floor i.e. 9th floor in Block – III and it is also indented for services to the existing hospital building. The property tax demand notices and receipts of Chennai Corporation were accepted as credible evidences.

MINUTES : **15. 3. 6** The Monitoring Committee, on going through the file resolved to accept that **the BF + GF + 9 floors + part of 10th Floor Commercial building at Door No.59, Harris Road, Egmore, Chennai – 8** has been completed before 28.2.1999. The Refusal orders passed by CMDA in letter No.C3/25929/96 dated 28.1.97 and CMDA's Reg.application inspection report dt. 22.7.99 were accepted as credible evidences.

MINUTES : **15. 3. 7** The Monitoring Committee, on going through the file resolved to accept that the **GF + 5 Floors Commercial Building at No.19, Bazulla Road, T.Nagar, Chennai – 17** has been completed before 28.2.1999. The property tax receipts and assessment by Chennai Corporation, CMDA's Reg.application inspection report dt. 12.11.99 were accepted as credible evidences.

MC also directed to send its recommendations to the Government accordingly.

MINUTES : **15. 3. 8** The Monitoring Committee, on going through the file resolved to accept that **the BF + GF + MF + 5th Floor part commercial building at Door No.30, 2nd Line Beach, George Town, Chennai – 1** has been completed before 28.2.1999. The CMDA's Security Deposit forfeiture letter no. EN2/21524/93 dt. 24.1.94 and Demolition Notice in letter No. EN2/21524/93 dated 6.5.99, were accepted as credible evidences.

AGENDA ITEM NO. 15. 4 Special Buildings (Commercial) – Response received from the applicants – Analysis of evidences – Placed for decision.

The Monitoring Committee resolved to regularise the following Commercial Special Buildings, subject to the condition that

- a) The buildings are inspected by CMDA Officials before raising reg.fee demand.
- b) Reg.fee under Reg.1999 Scheme rate is collected and
- c) There shall be no additional construction over and above what is reported already.

MINUTES : **15. 4. 1** The Monitoring Committee, on going through the file resolved to accept that the **GF + 3 Floors Bank-cum-Residential building at Plot No.4923, II Avenue, Anna Nagar, Chennai – 40**, has been completed before 28.2.1999. The property tax receipts and assessment by Chennai Corporation and CMDA's Reg.Application inspection report dt. 6.7.99 were accepted as credible evidences.

MINUTES : **15. 4. 2** The Monitoring Committee, on going through the file resolved to accept that the **GF + 3 Floors Commercial building at Door No.101, Vellala St., Purasawalkam, Chennai – 7**, has been completed before 28.2.1999. The property tax receipts and assessment by Chennai Corporation and

CMDA's Reg.Application inspection report dt. 26.10.99 were accepted as credible evidences.

MINUTES : **15. 4. 3** The Monitoring Committee, on going through the file resolved to accept that the **BF + GF + 3 Floors commercial building, at Door No.54 & 55, North Usman Road, T.Nagar, Chennai – 17,** has been completed before 28.2.1999. The CMDA's demolition notice in letter no. EC2/24277/94 dated 26.2.97 was accepted as credible evidence.

MINUTES : **15. 4. 4** The Monitoring Committee, on going through the file resolved to accept that the **GF + 2 Floors Commercial building at Door No.1, 9th St., Dr.Radhakrishnan Salai, Mylapore, Chennai – 4,** has been completed before 28.2.1999. The date of application for regularisation, property tax receipts and assessment by Chennai Corporation and CMDA's Reg.Application inspection report dt. 1.9.99 were accepted as credible evidences.

MINUTES : **15. 4. 5** The Monitoring Committee, on going through the file resolved to accept that the **GF + 1 Floor (2 Blocks), Commercial building at Door No.2, L.B.Road, Chennai – 20,** has been completed before 28.2.1999. The date of application for regularisation, property tax receipts and assessment by Chennai Corporation and CMDA's Reg.Application inspection report dt. 24.8.99 were accepted as credible evidences.

AGENDA ITEM NO. 15 . 5 Fixing of Responsibilities for allowing un-authorised constructions – Details furnished.

MINUTES :

The Monitoring Committee perused the tabular statements on action taken by CMDA in a few specific cases of Commercial Multi Storeyed Buildings on which MC had passed orders, as a basis for fixing responsibility.

After discussion, Monitoring Committee decided that considerable clarity would be needed on what exactly is the procedure followed in CMDA, in the Chennai Corporation, in the Municipalities and in the Panchayats/Town Panchayats within CMA with regard to monitoring of building construction, detecting violations, taking action on violations, early prevention of violations, deterrent action, fixing of responsibility on officials for lapses and results thereof.

Monitoring Committee wanted a clear note on this from CMDA, Chennai Corporation, Commissioner/Director of Municipalities and Rural Development Directorate, with specific instances to be annexed to their reports. They may be requested to send this information within 3 weeks.

Monitoring Committee also noted that the Commissioner, Chennai Corporation, is still to send his note on the Zonal/Division survey suggested to him by MC.

AGENDA ITEM NO. 15. 6

Completion Certificate – Progress Report placed for information – Reg.

MINUTES :

The Monitoring Committee took note of the progress made in respect of issuance of Completion Certificate and also directed to process the pending applications and issue completion certificate expeditiously. The concerned agencies like DF&RS, Commissioner of Chennai Corporation were

requested to issue Compliance Certificates as expeditiously as possible.

GENERAL:

1. The MC also advised the Chennai Corporation to re-assess the Property tax for all the buildings being regularised now as most of them are found to have been under-assessed.
2. The next 16th MC (Special meeting) on Draft Master Plan- II will be held on 20.07.07 at 3.00 p.m. and 17th MC meeting on 27.07.07 at 3.00 p.m.