

**MINUTES OF THE 22nd MEETING OF THE MONITORING COMMITTEE
HELD ON 14.09.2007 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

MEMBERS PRESENT:

1. Thiru. R. Santhanam, I.A.S.,
Vice-Chairman, CMDA.
2. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai.
3. Thiru. Bholanath, I.P.S.,
Director of Fire and Rescue Services.
4. Prof. Suresh Kuppuswamy,
School of Architecture and Planning, Anna University.
5. Dr. A. Srivatsan,
Architect and Urban Planner

Leave of absence:

1. Thiru. Rajesh Lakhoni, I.A.S.,
Commissioner, Chennai Corporation.
2. Thiru. Louis Menezes, I.A.S., (Retd.)
3. Thiru. M.G. Devasahayam, I.A.S., (Retd.)
4. Thiru. Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
5. Thiru. Hansraj Verma, I.A.S.,
Chairman, TNEB.
6. Thiru. Durganand Balsaver,
Architect and Urban Planner
7. Thiru. P.T. Krishnan,
(Architect)

AGENDA ITEM NO. 22.1 Confirmation of the minutes of the 20th meeting of the Monitoring Committee.

Minutes Confirmed

AGENDA ITEM NO. 22.2 Action taken on the minutes of the 20th meeting of the Monitoring Committee

Minutes Recorded.

AGENDA ITEM NO. 22.3 Action Taken Report of Monitoring Committee – To be submitted to High Court–Copy placed for information- Reg.

Minutes Recorded. It was informed that the High Court has posted the case on 25.09.2007.

AGENDA ITEM NO. 22.4 Multi-Storied Buildings (Commercial) – Response received from the applicants – Analysis of evidences - Placed for decision.

Minutes The Monitoring Committee resolved to regularise the following Commercial Multi-Storeyed Buildings, subject to the conditions 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) The Reg.fee under Regularisation, 1999 scheme rate is collected and
- D) There shall be no additional construction over and above what is reported already.

Minutes 22.4.1

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising GF + 8 floors (Hotel Complex) at Door No.57, Jawaharlal Nehru Salai, Vadapalani, Chennai-26 in T.S.No.62/26, Block No.2 of Puliur Village** had been completed before 28.2.1999. The provisional property tax assessment order dt.4.5.1998 of Chennai Corporation

and the CMDA's Inspection report dt. 12.11.1999 confirm the existence of GF + 7 Floors +8th Floor (Part) of the main block and GF + FF of service block and the same were accepted as credible evidences.

Minutes 22.4.2

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising BF+GF+5 floors at Door No.35, Nungambakkam High Road, Nungambakkam, Chennai-34 in S.No.116/4, Block No.20 of Nungambakkam village** had been completed before 28.2.1999. The CMDA's Demolition Notice Lr.No.ES4/25175/95, dt. 17.11.1995 and the refusal order in letter No.:C3/14107/95 dt. 27.2.1996 were accepted as credible evidences. CMDA's inspection report dt.24.11.99 was taken as confirmation.

Minutes 22.4.3

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Basement Floor + Ground Floor + 4 floors +5th floor part at Door No.56 & 57, Rajaji Salai, in S.No. 3815 part and 3816/1, Block No.33 of V.O.C. Nagar** had been completed before 28.2.1999. The CMDA's Demolition Notice EN2/28118/97 dt.11.8.98 establishes that the building was completed prior to 28.2.1999 and the same was accepted as a credible evidence. Besides the TNEB letter No:EB/A3/AAO/CBT/D/07 dt. 10.8.2007 was accepted as additional evidence.

Minutes 22.4.4.

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising BF+GF+10 Floors at Door No. 34(New No.61), Thiyagraya Road, T. Nagar, Chennai-17** had been completed before 28.2.1999. The CMDA's Lr.EC2/4602/95, dt.1.6.98 and Inspection report dt.22.9.1999 establish that the building had been completed before 28.2.1999 and the same were accepted as credible evidences.

Minutes 22.4.5

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Ground Floor + 3 floors and 4th floor part commercial building at Door No.416/1, Thiruvottiyur High road, Tondiarpet, Chennai-81, in R.S.No.1621/1, Block No.23 of Tondiarpet** had been completed before 28.2.1999. The CMDA refusal order Lr.No.C3/25400/96, dt.28.2.97 and the Demolition Notice No.EN2/23268/96, dt.23.6.97 were considered as credible evidences. Chennai Corporation Property Tax temporary demand notice for the Block Year – II/96-97 was treated as supporting evidence. CMDA's inspection report dt.26.10.99 was taken as confirmation of this evidence. The Committee also decided that the Regularisation Fee may be assessed based on the Reg.Scheme 1999 rules and rates as per the procedure and the Hon. High Court should be moved for reconsideration of its order in this case.

Minutes 22.4.6

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Basement Floor + Ground Floor + 4 floors Commercial building at Door No.346, Pantheon**

Road, Egmore, Chennai-8 in T.S.No.1623/2, Block No.51 of Egmore village had been completed before 28.2.1999. The CMDA's refusal letter No.C3/27426/96, dt. 25.1.97 establishes the existence of the BF + GF + 4 Floors building prior to 28.2.1999 and the same was treated as credible evidence. The CMDA's inspection dt.10.9.99 was taken as confirmation of this evidence. The Committee directed the CMDA to move the High Court for reconsideration of its order regarding the fee.

Minutes 22.4.7

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Basement Floor + Ground Floor + 3 Floors at Door No.774, Thiruvottiyur High Road, in R.S.No.237/127 part of Thiruvottiyur, Chennai 600 019** had been completed before 28.2.1999. The CMDA's refusal Lr.No.B3/25791/98, dt.25.5.1999, and the Commissioner, Thiruvottiyur Municipality Lr.No.74/98/F1, dt.3.12.1998 were considered as credible evidences for regularizing GF+3 Floors only. However, the 4th Floor Part constructed after the cut off date has to be demolished by the applicant.

Minutes 22.4.8

The Monitoring Committee on going through the file resolved to accept that the **Commercial-cum-Residential Multi-storeyed Building comprising GF + 4 Floors at Plot No.:4086, Door No.T-94, 3rd Avenue, Anna Nagar, Chennai – 40 in S.No.12/3 & 21/23 pt. of Mullam Village** had been completed before 28.2.1999. The approval given by CMDA for Ground Floor + Mezzanine Floor + 3 Floors in Lr.No.B1/10479/96, dt.8.8.1996 the service connections obtained by the applicant in the year 1997 and the inspection report dt.17.12.1999 were considered as acceptable evidences. However, only the

main building is regularisable and the other unauthorized structures constructed in the set back spaces can not be regularised because of the dispute regarding dimensions.

Minutes 22.4.9

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Ground Floor + 4 Floors Hotel-cum-Lodge at Door No.32, Halls Road, Egmore, Chennai – 8 – S.No.474 Part of Egmore Village** had been completed before 28.2.1999. The Commissioner of Police Lr. No:E3(3)/1053/9737/99 dt. 9.5.2000 showed the existence of the building upto 4th floor and the CMDA's Inspection Report dt. 12.11.1999 were considered as acceptable evidences.

Minutes 22.4.10

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Double Basement (BF1 + BF2) + Ground floor + 7 floors at door No. 90, Luz Church Road, Mylapore, Chennai-4, R.S. No. 1642/1,2,3 and 1649/36, Block No.34 of Mylapore Village** had been completed before 28.2.1999. The approval obtained from CMDA for the construction of BF + GF + 8 Floors in C3/23120/96, dt. 12.12.96 and the CMDA's inspection report dt.5.8.99 were considered as acceptable evidences. The revised plan should be obtained as per the inspection report and regularised plan released as per the procedures.

AGENDA ITEM NO. 22.5

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

Minutes

The Agenda Item No.22.5.1. to 25.5.18 is deferred.

AGENDA ITEM No.22.6

CMDA – E.C – Completion Certificate for obtaining service connections – Progress Report placed before the M.C – For information.

Minutes

Recorded.

AGENDA ITEM NO.22.7

CMDA – Fixing of responsibilities for allowing unauthorised constructions – regarding.

Minutes

Monitoring Committee directed to obtain the reports from all the Departments early.

AGENDA ITEM NO.22.8

CMDA – Erring Builders – Subject placed before the M.C – regarding.

Minutes

Deferred.

AGENDA ITEM NO.22.9

CMDA – E.C – Issue of Completion Certificate for MSB – Residential cum Office Building (Group Development) at Door No.116, New No.46, Nelson Manickam Road, Aminjikarai – Minor relaxation required – Subject placed before the M.C – Reg.

Minutes

The Monitoring Committee examined the applicant's request for condonation of small temple structure in the Rear Set Back. The applicant has informed that this small temple of 6 sq.m. is meant for worship by the residents of the building and requested to condone this small deviation on the same line as permitting the structures like Watchman room, E.B. room in the set back areas as per the existing C.C. Norms. From the temple structure 10.50 m. space is available to the main building and hence driveway / snorkel movement is not affected. The Monitoring Committee recommended to condone the RSB deviation arising out of this small temple construction for issue of Completion Certificate. Also MC decided to place a subject before the next M.C meeting for allowing small structures of places of workshop upto an extent of 10 sq.m. in the set back areas without affecting the parking and driveway requirements, for considering Amendments to the existing C.C. Norms.

GENERAL

The violations in respect of land use and parking for the already approved Commercial Multi-storeyed building cases may be analyzed and placed as a separate subject in the next meeting.

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