

**MINUTES OF THE 25th MEETING OF THE MONITORING COMMITTEE
HELD ON 31.10.2007 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

MEMBERS PRESENT:

1. Thiru. R. Santhanam, I.A.S.,
Vice-Chairman, CMDA.
2. Thiru. Rajesh Lakhoni, I.A.S.,
Commissioner, Chennai Corporation.
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. M.G. Devasahayam, I.A.S., (Retd.)
2. Thiru. Louis Menezes, I.A.S., (Retd.)
3. Thiru. Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
4. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai.
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.25.1 Confirmation of the minutes of the 24th meeting of the Monitoring Committee

Minutes Confirmed

AGENDA ITEM NO.25.2 Action taken on the minutes of the 24th meeting of the Monitoring Committee

Minutes Recorded.

AGENDA ITEM NO.25.3 Multi-storeyed Buildings (Commercial) – Response received from the applicants – Analysis of evidences – Placed for decision.

The Monitoring Committee resolved to regularize 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 25.3.1 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF+GF+7F+8th Floor part (Two Blocks) of (Hospital) building at Door No.52, 53 & 54, 1st Main Road, Gandhi Nagar, Adyar, Chennai – 20 in T.S.No.6/2, 6/3,7 and 8, Block No.1 of Urur Village** had been completed before 28.2.1999. The TNEB in their Letter No. G249/CE/Comml. /EE3/AEE2/F.Monitoring Committee/D.86/07 dt.13.08.07 has stated that the service connections had been effected from 25.08.95 for BF+GF+8

Floors. This along with the regularisation inspection report dt.16.12.99 were considered as supportive evidences. The demolition notices issued in Notice Nos.EC3/15484/90, dt.26.12.90 & ES2/25595/93, dt.08.12.93 & Chennai Corporation Taxation Appeal Tribunal Order delivered on 11.10.95 were accepted as credible evidences. However, only after approval of the Authority for Coastal Regulation Zone (CRZ) clearance, the regularisation plan can be considered for approval.

Minutes 25.3.2 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF+GF+4 Floors at Plot No.4898, Second Avenue, Anna Nagar, in T.S.No.11, Block No.1-D of Naduvakarai Village, Chennai – 40** had been completed before 28.2.1999. The TNEB Letter No.G249/CE/Comml. /EE3/AEE2/ F.Monitoring Committee/D.86/07dt.13.08.07 stating that the service connection were given to the building on 10.01.92 was accepted as credible evidence and the regularisation inspection report dt.6.11.99 was considered as supportive evidence.

AGENDA ITEM NO. 25.4 **Special Buildings (Commercial) – Response received from the applicants – Analysis of evidences - Placed for decision.**

The Monitoring Committee resolved to regularize 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 25.4.1 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF+3 Floors at Door No.133, Old Mahabalipuram Road, Chennai – 96 in R.S.No.322/1&2 of Kottivakkam Village**, had been completed before 28.2.1999. The regularisation inspection report dt.13.07.99 was considered as credible evidence. Planning permission obtained in 1993 for the construction of GF+3 Floors Commercial building was accepted as supportive evidence.

Minutes 25.4.2 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising Ground Floor (Bank) in Door No.177, Luz Church Road, Chennai – 4 in S.No.2102 & 2106, R.S.No.1692/2, Block No.35 of Mylapore Village**, had been completed before 28.2.1999. The regularisation inspection report dt.15.06.99 was accepted as credible evidence.

Minutes 25.4.3 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF + 2F at No.22, Vellala 3rd Street, Adambakkam, Chennai in T.S.No.66, Block No.2 of Adambakkam Village**, had been completed before 28.2.1999. The Certificate of the Municipality on Tax assessment for 2nd floor in 1995 was accepted as key evidence. CMDA's Stop Work Notice dt.10.11.95, and the regularisation inspection report dt.05.08.99 and the planning permission obtained in 1979 for the construction of GF+FF were accepted as other credible evidences. However, the 3rd Floor part constructed after the cut-off date has to be removed by the applicant.

Minutes 25.4.4 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising BF + GF+ 2 Floors + 3rd Floor Part at Door No.25, Barnaby Road, Kilpauk, Chennai – 10 in R.S.No.3125/23, 3125/22, Block No.51 of Purasawalkam Village**, had been completed before 28.2.1999 as per the Regularisation plan. The regularisation inspection dt.09.12.99 was accepted as credible evidence and the Chennai Corporation Property tax receipt Nos.113324 and 123001 dt.08.10.97 & 2010.07 for the period 1/97-98 & 2/97-98 was accepted as supportive evidence.

Minutes 25.4.5 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising BF + GF + MF + 2 Floors at Door No.AA5, Plot No.4682, 2nd Avenue, Anna Nagar, Chennai – 40 in S.No.1 Part, Block No.14 of Periakoodal Village**, had been completed before 28.2.1999 as per the Regularisation Plan. The regularisation inspection report dt.16.11.99 was accepted as credible evidence. The CMWSSB receipt for the payment made for the period 1/95-96 and 2/95-96 & the Chennai Corporation's temporary assessment notice for the period 1/95-96 were accepted as supportive evidences. The applicant has to however restore the Mezzanine floor area to about 50.14 Sq.mt. as per the Regularisation plan submitted.

Minutes 25.4.6 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF + 2 Floors + 3rd Floor (Part) at Door No.89, North Park Road, Ambattur, Chennai – 53 in R.S.No. 612, 612/1 of Ambattur Village**, had been completed before 28.2.1999. The unregistered lease deeds dt.28.10.95 and 16.08.99 in favour of the Life Insurance Corporation of India for letting out

of Ground Floor and Second Floor for the period of 3 years from 19.7.93 to 18.07.96 and for the period of another 3 years from 19.07.99 to 18.07.01 and the regularisation inspection report dt.09.12.99 were accepted as credible evidences.

Minutes 25.4.7 The Monitoring Committee on going through the file resolved to accept that the **Commercial-cum-Residential Special Building comprising GF + 2F at Door No.51, Wuthu Cotton Street, Periyamet, Vepery, Chennai – 7 in R.S.No.487/2, Block No.12 of Vepery Village**, had been completed before 28.2.1999. The Chennai Corporation's temporary notice dt.01.03.99 and the assessment order dt.01.03.99 and the regularisation inspection report dt.01.11.99 were accepted as credible evidences. The 3rd floor part constructed is not covered by the application for regularisation, hence the same has to be removed by the applicant.

Minutes 25.4.8 The Monitoring Committee on going through the file resolved to accept that the **Commercial-cum-Residential Special building comprising GF + 2F + 3rd Floor Part at Plot No.5/11, Pari Street, Mogappair East, Chennai in S.No.334 Pt., & 325 Pt., Block No.5 of Mogappair Village**, had been completed before 28.2.1999. The CMDA's refusal letter No. B2/18068/95 dated 6.10.1995 and the regularisation inspection reported dated 7.12.1999 were accepted as credible evidences. The applicant has to however remove 8½ inches of aerial encroachment i.e. balcony projection at first floor to terrace floor level on to the public road on eastern side.

Minutes 25.4.9 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising**

GF + 2F + 3rd Floor (Part) at Door No.109, Usman Road, T.Nagar, Chennai – 17 in T.S.No.5448/4 & 5, Block No.125 of Puliur Village had been completed before 28.2.1999. The regularisation inspection report dated 3.10.1999 was accepted as credible evidence.

Minutes 25.4.10 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF + 2F + 3rd Floor Part (Nursing Home) at Door No.10, New No.14, Plot No.94A, Bank Street, Avadi Road, Alagappa Nagar, Kilpauk, Chennai-10 in R.S.No.91/142 of Block No.7 of Egmore Village** had been completed before 28.2.1999. The property tax assessment return of Chennai Corporation dated 8.12.1998 was accepted as credible evidence and the enforcement cell inspection report dated 19.5.1999 was accepted as supportive evidence.

Minutes 25.4.11 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising BF + GF+ 2 F + 3rd Floor Part Commercial Building at Door No.30, Sarojini Street, T.Nagar, Chennai – 17 in S.No.6074 and 7783, Block No.38 of T.Nagar Village** had been completed before 28.2.1999. The regularisation inspection report dated 15.11.1999 was accepted as credible evidence. The Chennai Corporation's property tax assessment, planning permission obtained from Chennai Corporation in the year 1994, CMDA's letter No.EC3/4962/99 dated 23.3.1999 and the Magistrate's summons dated 31.7.1998 and receipt dated 23.12.1998 towards the payment of penalty under MCMC Act at Metropolitan Magistrate Court were accepted as circumstantial evidences.

Minutes 25.4.12 The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising BF + GF+ 2F (Kalyanamandapam) at Door No.15, Raja Street, T.Nagar, Chennai – 17 in T.S.No.6228, Block No.125 of T.Nagar Village** had been completed before 28.2.1999. The Chennai Corporation's property tax assessment for the period 1/99 – 2000, approval granted by the Corporation in the year 1987 and the regularisation inspection report dated 25.11.1999 were accepted as credible evidences. However, 3rd Floor and 4th Floor constructed after the cut-off date has to be removed by the applicant.

AGENDA ITEM No.25.5 E.C. – Completion Certificate – Progress Report placed for information – Reg.

Minutes Recorded. In future, the Progress Report as reported in the previous meeting should also be reported additionally.

AGENDA ITEM No.25.6 E.C. – Fixing of Responsibilities on officials and builders – Report submitted.

Minutes Deferred .

AGENDA ITEM No.25.7 Abstract of progress in respect of MSB (Commercial) & Special buildings (Commercial) – Report submitted.

Minutes Recorded.

...