

**MINUTES OF THE 26<sup>th</sup> MEETING OF THE MONITORING COMMITTEE  
HELD ON 07.12.2007 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

**MEMBERS PRESENT :**

1. Thiru T.R. Srinivasan, I.A.S.,  
Vice-Chairman, CMDA
2. Thiru. S. Machendranathan, I.A.S.,  
Chairman, TNEB.
3. Tmt. R. Jaya, I.A.S.,  
District Collector, Chennai
4. Thiru. K.R. Shyamsundar, I.P.S.,  
Director of Fire and Rescue Services.
5. Prof. Suresh Kuppuswamy,  
School of Architecture and Planning, Anna University.
6. Dr. A. Srivathsan,  
Architect and Urban Planner

**Leave of absence:**

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

**AGENDA ITEM  
NO.26.1**

Confirmation of the minutes of the 25<sup>th</sup> meeting of the Monitoring Committee

**Minutes**

Confirmed except for the Agenda Item No.25.4.6 to be replaced with the following :

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special building comprising GF + 2 Floors 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 dated 28.10.95 and 16.8.99 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 18.7.96 and for another 3 years from 19.7.99 to 18.7.01 and the regularisation inspection report dated 9.12.99 were accepted as credible evidences.

**AGENDA ITEM  
NO.26.2**

Action taken on the minutes of the 25<sup>th</sup> meeting of the Monitoring Committee

**Minutes**

Recorded.

**AGENDA ITEM  
NO.26.3**

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

The Monitoring Committee resolved to regularize certain 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 26.3.1** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF+5 Floors existing building (Block-B) and GF+3 Floors (Block-A) ) Hotel cum Lodge building at Door No.21, Cuddappa Rangiah Street in R.S. No.562 and 566, Block No.13 of Vepery village** had been completed before 28.2.1999 The Appeal inspection report dt.22.12.1995 and the regularisation inspection report dated 01.09.1999 were accepted as credible evidences. However, the applicant has to remove 4<sup>th</sup> & 5<sup>th</sup> floor in Block (A) which was constructed unauthorisedly after the cut off date i.e., 28.2.1999. Monitoring Committee also resolved to get clarification from Corporation of Chennai for the encroachment if any on the road.

**Minutes 26.3.2** The Monitoring Committee on going through the file and resolved to reiterate the rejection of the **MSB Commercial Building regularisation application for regularisation of 4<sup>th</sup> & 5<sup>th</sup> Floor unauthorized/deviated construction at Door No.130, NSC Bose Road in S. No.8285 pt., Block No.71 of V.O.C. Nagar**, since the applicant has not furnished basic particulars & qualitative evidences as directed by the Hon'ble High Court . The Monitoring Committee also resolved to bring the cases to M.C which are liable for rejection wherein specific direction if any is given by the Hon'ble High court. In rest of the cases if there is no evidences, it can be rejected by the Vice-Chairman, CMDA, Convenor of the Monitoring Committee, as already decided by the Monitoring Committee.

**Minutes 26.3.3** The Monitoring Committee on going through the file resolved to accept that the deviated **Commercial Special Building comprising GF+3 Floors at Door No.942, E.V.R. Periyar High Road, Purasawalkam, Chennai-600 084** had been completed prior to 28.02.1999. The TNEB service connections, which were effected during April,1996 and the CMDA's inspection report dt.15.11.1999 were considered as credible evidences respectively.

**Minutes 26.3.4** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF + GF + 4 Floors Deviated and unauthorised construction at Door No.26, 27, Periyar EVR Salai in S.No.56/3, Block No.8 of Vepery village** had been completed prior to 28.2.1999. The CMDA's inspection report dated 6.11.1999 was considered as credible evidence. The committee further resolved that the 5<sup>th</sup> and 6<sup>th</sup> floor, which were not completed on the date of inspection, should be removed.

**Minutes 26.3.5** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF + 3 Floors + 4<sup>th</sup> Floor (Part) unauthorised / deviated construction at Door No.1, Brindavan Street, Mylapore, Chennai – 4 in S.No.1731/90 and 1731/87, Block No.37 of Mylapore village** had been completed prior to 28.2.1999. The TNEB's statement that service connections were effected prior to 28.2.1999 and CMDA's letter No.C3/26390/1998 dt.11.02.1999 were considered as credible evidences. CMDA's inspection report dated 1.11.1999 was considered as supportive evidence.

**Minutes 26.3.6** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF+3 Floors + 4<sup>th</sup> Floor (Part) unauthorised/deviated construction at Door No.15, 3<sup>rd</sup> Cross Street, Kasturiba Nagar, Adyar in S.No.29/2, Block No.10, Pallipattu village** had been completed prior to 28.2.1999. The TNEB's statement that service connection was effected on 8.9.1997 and CMDA's inspection report dt. 17.11.1999 were considered as credible evidences.

**Minutes 26.3.7** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF + GF + 2 Floors + 3<sup>rd</sup> Floor (Part) + 4<sup>th</sup> Floor (Part) and 5<sup>th</sup> Floor (Part) at Door No.706 part of Poonamallee High Road and in Door No.1, P.V. Koil Street, Aminjikarai in S.No.8/1, 2 part, Block No.29 of P.V. Koil Street, Aminjikarai, Chennai-600 029** had been completed prior to 28.02.1999. The TNEB's statement that 7 service connections were effected on 12.6.1998 and the CMDA's inspection report dated 26.10.1999 were considered as credible evidences. Monitoring Committee also advised CMDA to keep a watch on the building so that no more additions are made in the 3<sup>rd</sup> floor part, 4<sup>th</sup> floor part & 5<sup>th</sup> floor part by the applicant.

**Minutes 26.3.8** The Monitoring Committee on going through the file resolved to accept that the **Commercial Building comprising GF+2 floors at Door No.80/1 and 80/2, Usman Road and Door No.13, Mahalakshmi Street, T. Nagar, Chennai-17, T.S. No.6024** had been completed prior to 28.2.1999. The Corporation Property Tax

Assessment order dt.1.3.1999 considered as credible evidence. However, the applicant has to remove the 3<sup>rd</sup> & 4<sup>th</sup> floor, which was constructed unauthorisedly after the cut off date i.e., 28.2.1999.

**Minutes 26.3.9** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF+GF+3F+4F Part at Door No.9, Pycrofts Garden Road, Nungambakkam in R.S.No.87/26, Block No.15 of Nungambakkam Village, Chennai – 34** had been completed before 28.2.1999. The Property Tax Assessment dt.01.03.1999 and the CMDA's Inspection report dt.27.10.1999 were considered as credible evidences. The CMDA has to periodically watch the construction so that no more additions are made in the 4<sup>th</sup> Floor.

**Minutes 26.3.10** The Monitoring Committee on going through the file resolved to accept that **MSB Commercial Building comprising GF + 3 Floors + 4<sup>th</sup> Floor (Part) at Door No.18, 1<sup>st</sup> Canal Cross Street, Gandhi Nagar, Adyar, Chennai-20, T.S.No.56, Block No.31 of Kottur Village** had been completed prior to 28.2.1999. The TNEB's statement in their letter dated 13.8.2007 that service connections were effected to Ground Floor to Fourth Floor (Part) in July 1998 and CMDA's inspection report dt.26.10.1999 were accepted as credible evidences.

**Minutes 26.3.11** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF + GF + 4 Floors unauthorised / deviated construction at Door No.93/45, G.N.Chetty Road, T.Nagar, Chennai-17** had been completed prior to

28.02.1999. The CMDA's inspection report dt.03.12.1999 was considered as credible evidence. The Committee also resolved that the 5<sup>th</sup> floor which has been constructed after 28.2.1999 is not eligible for regularisation, and the same has to be removed.

**Minutes 26.3.12** The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF + GF + MF + 3 Floors unauthorised/deviated construction at Door No.231, Pursaiwalkam High Road, Chennai-600 007 in R.S. No. 433/10, Block No.11 of Pursaiwalkam village** had been completed prior to 28.02.1999. The CMDA's inspection report dt.08.12.1999 confirms that BF + GF + MF + 3 Floors had been completed. However, as per TNEB report dt.13.08.2007, the service connection for BF+GF+3 Floor building was effected on 22.04.2001 which is after the cut off date of 28.02.1999. Hence the 4<sup>th</sup> floor part unauthorised construction has to be removed by the applicant.

**AGENDA ITEM No.26.4** E.C. – Completion Certificate – Progress Report placed for information – Reg.

**Minutes** The Progress Report was perused by the Monitoring Committee. The Monitoring Committee suggested that a few Completion Certificate rejected cases may be re-inspected and report may be given with regard to status of Electricity, Water supply and Sewerage connections.

**AGENDA ITEM No.26.5** E.C. – Fixing of Responsibilities on officials and builders – Report submitted.

**Minutes 26.5.1 & 26.5.2** Deferred

**AGENDA ITEM No.26.6** CMDA – Enforcement Cell – Applications received for Completion Certificate to obtain service connection – Architectural projections, elevation & mid-landing made beyond permissible limit.

**Minutes** The Monitoring Committee felt that individual cases requiring relaxation due to minor architectural/mid-landing projections, elevations etc., need not be placed before the Monitoring Committee case by case. Instead, the Sub-committee on Completion Certificate may go through such cases and suggest amendments to Completion Certificate Norms, if found reasonable.

**AGENDA ITEM No.26.7** Abstract of progress in respect of MSB (Commercial) Buildings.

**Minutes** Recorded.

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