

MINUTES OF THE 268TH AUTHORITY MEETING HELD ON 23.12.2021 AT 11.00 a.m. IN THE CONFERENCE HALL OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, THALAMUTHU-NATARAJAN BUILDING, EGMORE, CHENNAI - 600 008.

THE FOLLOWING MEMBERS WERE PRESENT:

CHAIRMAN

THIRU S. MUTHUSAMY,
Hon'ble Minister for Housing & Urban Development and
Chairman, CMDA,
Secretariat, Chennai – 600 009.

MEMBERS

Officers:

1. **THIRU HITESH KUMAR S. MAKWANA, I.A.S.,**
Vice-Chairman (FAC), CMDA.
2. **THIRU ANSHUL MISHRA, I.A.S.,**
Member-Secretary, CMDA.
3. **THIRU HITESH KUMAR S. MAKWANA, I.A.S.,**
Principal Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George, Chennai – 600 009.
4. **THIRU C. VIJAYARAJ KUMAR, I.A.S.,**
Managing Director, CMWSSB,
Chennai-600 002.
5. **THIRU SHUNCHONNGAM**
JATAK CHIRU, IAS.,
Managing Director,
Tamil Nadu Housing Board,
CMDA Office Complex,
Koyambedu, Chennai-600 107.
6. **TMT. JAYASHREE MURALIDHARAN, I.A.S.,**
Special Secretary to Government,
Industries Department,
Fort St. George, Chennai – 600 009.
(NOMINEE OF PRINCIPAL SECRETARY TO
GOVT., INDUSTRIES DEPT.)
7. **The Chairman,**
Tamil Nadu Urban Habitat Development Board,
Chepauk, Chennai-600 005.
8. **THIRU E. SARAVANAVELRAJ, I.A.S.,**
Director,
Town and Country Planning,
CMDA Office Complex,
Koyambedu, Chennai-600 107.

9. **THIRU G.K. ARUN SUNDAR THAYALAN, I.A.S.,**
Joint Secretary to Govt.,
Finance Department,
Fort St. George, Chennai -600 009.
(NOMINEE OF PRINCIPAL SECRETARY TO
GOVT., FINANCE DEPT.)
10. **THIRU M.S. PRASANTH, I.A.S.,**
Deputy Commissioner (Works),
Greater Corporation of Chennai,
Chennai 600 003.
(NOMINEE OF COMMISSIONER,
GREATER CORPN OF CHENNAI)
11. **S. MICHAEL,**
Chief Architect,
Public Works Department,
Chepauk, Chennai-600 005.
12. **THIRU M. SEKARAN,**
Joint Director of Town & Country Planning,
Anna Salai, Chennai-600 002.

SPECIAL INVITEE

1. **TMT. C. SELVA ILAVARASI,**
Asst. Env. Engineer,
Tamil Nadu Pollution Control Board,
Chennai.
(NOMINEE OF MS, TNPCB)

LEAVE OF ABSENCE:

1. **DR. K. GOPAL, I.A.S.,**
Principal Secretary to Government,
Transport Department,
Fort St. George,
Chennai – 600 009.
2. **THIRU R. CHANDRASEKAR, B.E.,**
Chief Engineer,
Construction & Maintenance,
Highways Department,
Guindy,
Chennai-600 025.
3. **TMT. N. USHA, M.A., MTP,**
Addl Secretary (Tech), H&UD and
MEMBER & CHIEF PLANNER,
CMDA, Chennai.

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 28.10.2021 – Subject placed before the Authority for confirmation.

RESOLUTION

CONFIRMED.

AGENDA ITEM NO. 2.1

Establishment – CMDA – 3% reservation for meritorious sportspersons in the recruitment for the identified posts in Government departments and appointment of meritorious sportspersons in Public Sector Undertakings – Subject is placed before the Authority for information and adoption.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.2

Establishment - CMDA – Incentives - Notice of the Hon'ble Chief Minister under Rule 110 of the Tamil Nadu Legislative Assembly Rules - Sanction of Incentives for Additional Educational Qualifications for Public Servants Working in the State Government – Subject is placed before the Authority for information.

RESOLUTION

It was pointed out by the representative of the Finance Department, that in case of GO's issue, on general matter, CMDA may adopt the same only after a letter is received from Finance (BPE) Dept. Hence the subject may be placed in the Authority after receipt of communication from Finance (BPE) Dept.

AGENDA ITEM NO. 2.3

Establishment – CMDA – Direct Recruitment by CMDA – Announcement by the Hon'ble Minister (Finance and Human Resource Management) in the Legislative Assembly during the grant request of the Department of Human Resource Management for the year 2021-2022 - Selection for the purpose of recruiting 100% Tamil Nadu Youth in all posts in the Government of Tamil Nadu Introduction of compulsory Tamil language qualification in all competitive examinations conducted by agencies- Subject is placed before the Authority for information and adoption.

RESOLUTION

It was pointed out by the representative of the Finance Department, that in case of GO's issue, on general matter, CMDA may adopt the same only after a letter is received from Finance (BPE) Dept. Hence the subject may be placed in the Authority after receipt of communication from Finance (BPE) Dept.

AGENDA ITEM NO. 2.4

CMDA – Action taken on the minutes of the CMDA meeting held on 28.10.2021 – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 3.1

CMDA – CW – Circle I - Proposed Construction of New Bus Stand at Mamallapuram, Chengalpattu District as a Deposit Work of DTCP - Subject placed before the Authority for Approval.

RESOLUTION

The Authority resolved to approve

1. To execute the work by CMDA as a Deposit work of DTCP, at a revised estimate cost as per the current Schedule of rates.
2. To engage consultant for DFR and DPR to study the feasibility of commercial space within Bus Stand to make the Bus Stand self sustainable.
3. The Member Secretary, Mamallapuram New Town Development Authority to refund on request, the expenditure made towards releasing of Advertisement and fixing of consultant etc., by CMDA.
4. Centage charges of 12.50% shall not be claimed from the Member Secretary, Mamallapuram New Town Development Authority / DTCP.
5. The water body shall be retained within the project area.

AGENDA ITEM NO. 3.2

CMDA – Construction Wing – Circle-II – “Construction of Community Hall in S.No.336 part of Kattankolathur village, Maraimalai Nagar, Chengalpattu District” - Execution of additional works - Subject placed before the Authority for according Revised Administrative Sanction.

RESOLUTION

1. Revised Administrative Sanction accorded to the total expenditure of Rs.5,85,00,000/- (Rupees Five Crores Eighty Five Lakhs only) including GST & other overheads.
2. Permission accorded to execute the proposed works of Fire Fighting Arrangements (Additional), External Plumbing & Water Supply, Providing Teak wood Main door & wooden cupboard shutter, External Lighting Arrangements, Structural steel Member for ceiling fan, Additional provisions for Landscaping, Providing Decorative LED strip lights and Compound Wall facade lights and Providing Air Circulation & Ventilation system to a value of Rs.60,59,779/- (excluding GST)

AGENDA ITEM NO. 3.3

CMDA – Road & Rail Unit – ORR division– Fixing of enhanced Compensation for LAOP Cases – Recommendations of the Negotiation Committee for Thirunindravur and Seemapuram Villages – Placed Authority – AR No. 4/2021 – Authority resolved to file an appeal – no order pronounced by the trial court – approval of enhanced compensation at Rs. 16,000/- per cent in Seemapuram Village – Placed before the Authority

RESOLUTION

The Authority resolved to approve the enhanced compensation of land value for all LAOP suits at Rs.16,000/- per cent for Seemapuram Village. The Authority also recommended to follow up the appeal case in respect of Thirunindravur Village against the compensation ordered by the Sub-Court, Poonamallee.

AGENDA ITEM NO. 3.4

CMDA – ADU – New Town Division – Proposed commercial exploitation of air space above the Velachery MRTS Station and other 7 stations – To conduct Feasibility study through a consultant – Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the following:

- 1) For commercial development of space at the Velachery MRTS Station and other 7 stations in consultation with southern Railways and CMRL

- 2) This can be taken up through PPP mode
- 3) To take up this work by conducting a feasibility study through a consultant

AGENDA ITEM NO. 3.5

CMDA – CW – Division-I – Enhancement of delegation Powers of officers - Consequent on the increase of powers in Public Works Department Orders issued by the Government – Subject placed before the Authority for approval and adoption of Government Orders.

RESOLUTION

The Authority resolved to defer the proposal with instructions to re-examine the same in comparison to PWD's earlier order of delegation of power.

AGENDA ITEM NO. 3.6

CMDA - Computer Cell – Upgradation / Redesignation of existing post for strengthening Computer Cell – Revised proposal placed before the Authority for approval.

RESOLUTION

The authority resolved to approve the creation of 2 posts of Assistant System Analysts, one post by redesignating and upgrading one of the existing Divisional Accountant (DA) post which is vacant and one post by redesignating and upgrading the post of EDP Manager (Software) which is vacant.

The authority also resolved to create 1 post of Assistant System Engineer by redesignating and upgrading the post of EDP Manager (Hardware) as Assistant System Engineer since the present post is filled up, the post of EDP Manager (Hardware) will continue to exist till the present incumbent retires after which it will automatically be called as Assistant System Engineer.

The authority also resolved to create 6 posts of Data Entry Operators (DEO) by redesignating the 6 posts of Blue Print Operators of which 5 are vacant. The one post of Blue Print Operator will continue to exist until such time the incumbent retires or promoted after which the post will be called as Data Entry Operator.

The Authority also resolved that 'The computer knowledge is fast evolving with new technology which needs computer personnel with updated knowledge and hence, these posts need not be filled up on permanent basis by conventional methods alone. Provision in the service rules shall be made to fill up the above posts with personnel with updated knowledge in the field on contract basis with consolidated pay, also as and when need arises'.

Since upgradation of posts requires Government approval, it shall be sent to Government. In the meantime awaiting Government approval, the vacant posts may be filled up on contract basis.

AGENDA ITEM NO. 3.7

CMDA – MPU – Expansion of CMA – To engage retired VAO, to assist DRO, CMA (expansion), and Deputy Collector, CMA (expansion) in data collection and data compilation activities for the Expansion of Chennai Metropolitan Area – Subject to be placed before Authority for decision.

RESOLUTION

The Authority resolved to approve this proposal.

AGENDA ITEM NO. 3.8

CMDA – ADU – Proposed Development of Grid of Roads to implement the proposals of new roads / widening of existing roads – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to undertake a detailed study by engaging a consultant to suggest priority list of roads for development and also suggest implementation models in such a way that the roads so created will improve the connectivity and reduce travel time.

AGENDA ITEM NO. 3.9

CMDA – ADU – Proposed Development of Open Space Reservation (OSR) land in CMA Areas – Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to accord in principle approval to develop large OSR areas in non GCC, CMA areas as Urban Parks, Sponge Park, Sensory Park, open gyms and open play grounds etc. jointly with the concerned local bodies based on the requirement of the surrounding area using CMDA funds.

It is further decided to undertake a study by engaging a consultant to identify a priority list of OSR areas to be developed into useful public spaces by implementing modern place making and public space design concepts.

AGENDA ITEM NO. 3.10

CMDA – CW – Circle I – Construction of new Mofussil Bus Terminus at Kilambakkam – Providing of Landscaping within the Bus Terminus 86,600 Sq.mtr. (21.50 Acres) area at a cost of Rs 10.00 Crores – Subject placed before the Authority for Approval.

RESOLUTION

The Authority resolved to consider including some sports activities (without any excavations) along with the landscaping to be executed in the area reserved under ASI guidelines on the south side of the project area and also decided to constitute a Committee of concerned departments to finalize the same.

AGENDA ITEM NO. 3.11

MMC – KWMC – Operation and Maintenance of 96 Nos of free Toilet blocks at KWMC– Subject placed before the Authority for according Administrative Sanction.

RESOLUTION

The Authority resolved to defer the proposal till provision of free urinals is made as per the earlier proposal and its usage is assessed. After this assessment, a decision may be taken to convert existing pay and use toilets into free facilities.

AGENDA ITEM NO. 3.12

CMDA – CW - Downward revision of rent for CCCBT/ MMBT / KWMC LPY / FGM(G&C) / Tower-I Schemes during COVID-19 1st and 2nd wave of post total lock down – Subject placed before the Authority for approval of the following A and B.

**(A) COVID 19 – 1ST WAVE POST TOTAL LOCKDOWN PERIODS-
Rent Concession**

Schemes	100% Rent waived for the period due to COVID 19 1st wave total lockdown vide AR No.90/2020	Period of Concession	% of Concession	Reason for concession
CCCBT	25.03.2020 to 06.09.2020	07.09.2020 to 31.10.2020	100%	Omni Bus Services stopped totally due to Court case.
		01.11.2020 to 31.03.2021	50%	Due to COVID 19, as per rent concession extended to shops in CMBT.
MMBT	25.03.2020 to 30.11.2020	01.12.2020 to 31.03.2021	70%	1. Tirumala and other pilgrimage bus services which is major revenue source were suspended mostly due to interstate COVID19 preventive measures. 2. Due to the above, Local buses (nearly 100 services) did not enter in the MMBT Bus stand. 3. Pre-COVID bus services @ 170 per day operated by APSRTC has come down to 40 services/day. (40/170= 24% operation with less occupancy.)
KWMC LPY	25.03.2020 to 27.09.2020	01.10.2020 to 31.03.2021	50%	Due to Poor patronage from public. Rent concession as extended to the shops in CMBT.
Tower I	25.03.2020 to 31.08.2020	01.10.2020 to 31.03.2021	50%	
FGM (G&C)	-	01.10.2020 to 31.03.2021	50%	

(B) COVID 19 – 2nd WAVE POST TOTAL LOCKDOWN PERIODS- Rent Concessions

Schemes	100% Rent waived for the period due to COVID 19 2nd wave total lockdown vide AR No.78/2021 dt.28.10.2021	Period of Concession Extended	% of Concession Extended	Reason for Concession
CCCBT/ Tower I/ FGM(G&C)	10.05.2021 to 05.07.2021	06.07.2021 to 30.11.2021	50%	Due to COVID 19, For Recoupment of working capital and for maintenance of balanced demand and supply.
MMBT/ KWMC LPY	10.05.2021 to 22.08.2021	23.08.2021 to 30.11.2021		

RESOLUTION

The Authority resolved to approve the proposal A & B above.

AGENDA ITEM NO. 4.1

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Plot No.132, New Door No.31 (Old door No.15/13), 2nd Main Road, Gandhi Nagar, Adyar, Chennai – 600020 comprised in old S.No.9/1 part, present T.S.No.59, Block No.36, Kottur Village, Guindy Taluk, Chennai District, Greater Chennai Corporation Limit from Primary Residential Use Zone to Commercial Use Zone to construct G + 3F Commercial Building accommodating Restaurant, Office spaces, Gym, Saloon & Indoor Sports activities like Badminton Courts, Table Tennis, Billiards, etc. - Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The applicant submitted reclassification proposal to reclassify Primary Residential Use Zone to Commercial Use Zone for the proposed construction of Commercial building viz., Restaurant, Office spaces, Gym, Saloon & Indoor Sports activities like Badminton Courts, Table Tennis, Billiards, etc., under the provisions of Development Regulations approved as part of Second Master Plan for Chennai Metropolitan Area on 02.09.2008. The Authority took note of the Minutes of the Technical Committee Meeting held on 17.05.2018, the Local body recommendations in letter dated 29.01.2018 and provisions of Tamil Nadu Combined Development and Building Rules, 2019 dated 04.02.2019.

Considering the above and surrounding developments the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone subject to the condition that a fresh letter from the applicant is obtained with the same request.

AGENDA ITEM NO. 4.2

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land bearing S.Nos.266/1, 266/3B of Vellivoyal village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit from Agricultural Use Zone to Industrial Use Zone for Establishing M-Sand Manufacturing Plant Utilising of 145 HP and 20 Labourers - Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, Minutes of the Technical Committee Meeting held on 20.12.2018 and remarks of the Tamil Nadu Pollution Control Board in letter No. DEE/TNPCB/GMP/MISC/Msand/land use/2019, dated 05.02.2019, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Industrial Use Zone.

AGENDA ITEM NO. 4.3

CMDA – APU– Reclassification Division – Variation to land use - Proposal for reclassification of land use for land in S.No. 91/1B, 2A, 2B, 3A, 3B, 105/1, 2, 106/1, 2A1A1 of Perungavur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit from Agricultural Use Zone to Industrial Use Zone for setting up of industry manufacturing wires & cables with 70 workers and 200 HP applied by Thiru. P.A.Joykutty –Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and the Minutes of the Technical Committee Meeting held on 14.06.2019, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Industrial Use Zone for S.No.91 separately and for S.Nos.105 and 106 separately subject to the condition that the remarks from Public Works Department (PWD) on inundation aspects as well as crossing of channel at S.No.103 of Perungavur Village has to be obtained by the applicant while applying for the Planning Permission for taking up development in the site under reference.

AGENDA ITEM NO. 4.4

CMDA – APU – Reclassification Division - Variation to land use – Proposal for reclassification of land use for the land comprised in Survey No.393/4A of Kolapakkam Village, Pallavaram Taluk, Kancheepuram Dt, Kundrathur Panchayat Union limit from Institutional Use Zone to Residential Use Zone for construction of residential Building applied by Thiru.B.C.Vinay Krishna GPA of Thiru. Kamalesh.D.Patel – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that the site under reference forms part of the area de-notified from the land acquisition proposal for Airport Expansion. The Authority was informed that in Authority Resolution No. 47/2020, dated 14.08.2020, the short term study on “Flood inundation mapping for the site area of 853 Acres falling in villages of Manapakkam, Gerugambakkam, Kolapakkam and Tharapakkam located along the Adayar River in Chennai Metropolitan Area” has been awarded to M/s. CUBE (Centre for Urbanization, Buildings & Environment) and the recommendations of the study will be placed before the Authority for its decision on assigning suitable land use/uses to the de-notified area.

Considering the above and surrounding developments the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone subject to the following conditions:

- (i) The decision to be taken by the Authority subsequently on assigning of land use to the area covered under de-notification from Airport Expansion proposal will be applicable for the site under reference also;

- (ii) Remarks of Public Works Department (PWD) on inundation aspects have to be obtained while applying for Planning Permission for development in the site under reference.

AGENDA ITEM NO. 4.5

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification for the land in Plot No.59 & 60, Regularized under Regularisation Scheme 2017 comprised in Survey No. 487/11, 487/33 & 487/34, Old S.No.487/5A part, 487/5B part, 487/6B1 part and 487/6B2 part of Kuthambakkam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit from Primary Residential Use Zone to Commercial Use Zone to construct a storage unit for thermal insulation applied by Thiru. R.Karthikeyan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and availability of 9.2 m. wide public road, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.6

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – The proposal of reclassification for the land bearing Survey No.75/2, 79/1B2 & 80/1A1 of Melpakkam Village, Poonamallee Taluk, Tiruvallur district, Poonamallee Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Thiru. V.Gopal – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that the site under reference lies amidst approved layouts and resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the conditions that the applicant has to obtain remarks from the Public Works Department (PWD) on inundation point of view while applying for Planning Permission and ensure access to the neighbouring lands during the development in the site under reference.

AGENDA ITEM NO. 4.7

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – The proposal of reclassification for the land bearing S.Nos.121A/1 & 2 of Kollacheri Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Non-Urban use zone to Industrial use zone to develop a Plastic Manufacturing Unit utilizing 100 KW and 45 workers applied by Thiru.S. Praveen Balaji – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and Minutes of the Technical Committee Meeting held on 11.09.2020, the Authority resolved to reclassify the land use of the site under reference from Non-Urban Use Zone to Industrial Use Zone subject to the following conditions:

- (i) Remarks of the Public Works Department on inundation aspect have to be obtained by the applicant while applying for Planning Permission for the development in the site under reference as a channel runs adjoining the site under reference and**
- (ii) Applicant has to obtain Planning Permission for the construction already existing at the site applying under Tamil Nadu Combined Development and Building Rules, 2019.**

AGENDA ITEM NO. 4.8

CMDA – Area Plans Unit – Reclassification Division – Proposal for reclassification of land use for the land in Survey Nos. 57/17A2, 59/1B, 2A2, 2B1 and 59/2B2, Old Survey No. 12 part and 13 part of Noombal Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal limit from Mixed Residential Use Zone to Industrial Use Zone for construction of leather goods manufacturing industry utilising 163 HP. and 850 workers applied by Thiru. Arijeet Purkayastha and Tmt. Vidhu Purkayastha for themselves and M/s. Viari Exports (P) Ltd. – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and Minutes of the Technical Committee Meeting held on 08.09.2021, the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Industrial Use Zone subject to the condition that the applicant has to duly obtain NOC from Tamil Nadu Pollution Control Board before establishing the industry in the site under reference.

AGENDA ITEM NO. 4.9

Chennai Metropolitan Area – Master Plan - Variation to land use – Proposal for reclassification of land use for the land in Survey No. 296/2, 298/2, 299/2, 300/1 & 2, 301/2, 314 & 372/2 of Manappakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit from Institutional Use Zone to Residential Use Zone To develop a residential layout appliedby Thiru. M. Arumugam (GPA of Tmt.T. Amutha & Tmt. K. Valli) – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note that the site under reference gains access from 9.0 m. wide road forming part of the said approved layout on the western side and Adayar river exists at a distance of about 50 m. on the Southern side.

The Authority also noted that the site under reference forms part of the area de-notified from the land acquisition proposal for Airport Expansion. The Authority was informed that in Authority Resolution No. 47/2020, dated 14.08.2020, the short term study on “Flood inundation mapping for the site area of 853 Acres falling in villages of Manapakkam, Gerugambakkam, Kolapakkam and Tharapakkam located along the Adayar River in Chennai Metropolitan Area” has been awarded to M/s. CUBE (Centre for Urbanization, Buildings & Environment) and the recommendations of the study will be placed before the Authority for its decision on assigning suitable land use/uses to the de-notified area.

Considering the above and surrounding developments the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone subject to the following conditions:

- (i) The decision to be taken by the Authority subsequently on assigning of land use to the area covered under de-notification from Airport Expansion proposal will be applicable for the site under reference also;**
- (ii) Remarks of Public Works Department (PWD) on inundation aspects have to be obtained while applying for Planning Permission for development in the site under reference.**
- (iii) Remarks of the Tamil Nadu Pollution Control Board (TNPCB) has to be obtained while applying for Planning Permission for taking up development in the site under reference in view of the presence of a brick chamber adjacent to the site on the Eastern side; and**

- (iv) The existing 9 m. wide access roads to the site under reference have to be extended to the adjacent vacant lands through the site under reference to ensure better road network, while issuing Planning Permission for development in the site under reference.

AGENDA ITEM NO. 4.10

CMDA – Area Plans Unit – Reclassification Division – Proposal for reclassification of land use for the land in Plot No. 2 part, 3 part and III of approved layout PPD / L.O. No. 90/91 in Survey Nos.49/9A1A and 49/9A1B of Ramapuram Village, Maduravoyal Taluk, Chennai District, Greater Chennai Corporation limit from Mixed Residential Use Zone to Commercial Use Zone for construction of office building applied by Thiru. K.Eswararaj & Tmt. Sriranjani – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and availability of two public roads viz., 15.2 m. wide Valluvar Salai on the Western Side and 9.0 m. wide K.P.Nagar 1st Street on the Eastern side, the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.11

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use of the land in Plot Nos. 2, 3, 18 & 19 forming part of approved layout PPD/LO No.22/1981 comprised in S.No.196/7, 8, 18 & 196/19, Old S.No.196/3 of Minjur Village, Ponneri Taluk, Thiruvallur District, Minjur Town Panchayat Limit from Mixed Residential Use Zone to Commercial Use Zone for construction of Hospital building applied by Dr.A.Selvaraja Kumar – Placed in the Authority – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and abutting public road namely Thiruvottiur High road on the Western Side to the site under reference, the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.12

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use of the land in Survey Nos.50/1A, 1B, 2, 3A, 3B, 3C & 50/3D2 of Ayappakkam Village, Avadi Taluk, Thiruvallur District, Villivakkam Panchayat Union limit from Water body to Residential Use Zone to develop a residential layout applied by Thiru.D.Maheswaran & 12 Others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the Minutes of the Technical Committee Meeting held on 14.12.2021. Also noted that as per Litho Map, the site under reference i.e., S.No.50 of Ayappakkam village, Avadi Taluk classified as “Ayappakkam Eri” and in Second Master Plan for Chennai Metropolitan Area classified as “Water Body”. Therefore, the Authority resolved to reject the reclassification of the land use of the site under reference from Water Body.

AGENDA ITEM NO. 4.13

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use of the land in Survey No. 506/2 of Gerugambakkam Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Institutional Use Zone to Residential Use Zone to construct retail outlets, office cum residential development applied by Tmt. Vijaya Sukumar – Placed in the Authority – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that the site under reference forms part of the area de-notified from the land acquisition proposal for Airport Expansion. The Authority was informed that in Authority Resolution No. 47/2020, dated 14.08.2020, the short term study on “Flood inundation mapping for the site area of 853 Acres falling in villages of Manapakkam, Gerugambakkam, Kolapakkam and Tharapakkam located along the Adayar River in Chennai Metropolitan Area” has been awarded to M/s. CUBE (Centre for Urbanization, Buildings & Environment) and the recommendations of the study will be placed before the Authority for its decision on assigning suitable land use/uses to the de-notified area.

Considering the above and surrounding developments the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone subject to the following conditions:

- (i) The decision to be taken by the Authority subsequently on assigning of land use to the area covered under de-notification from Airport Expansion proposal will be applicable for the site under reference also;
- (ii) Remarks of Public Works Department (PWD) on inundation aspects have to be obtained while applying for Planning Permission for development in the site under reference.
- (iii) While issuing Planning Permission for the development in the site under reference, it has to be ensured that access is provided to the adjacent lands.

AGENDA ITEM NO. 4.14

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use of the land in Survey No. 379/1A of Perungaluthur Village, Tambaram Taluk, Chengalpattu District, Perungaluthur Town Panchayat limit from Agricultural use zone to Residential use zone to a develop residential layout applied by Thiru.S.Kannan GPA of M/s. Adhitya Estates and Builders – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and availability of the public access, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use zone to Residential Use Zone subject to the condition that it is to be ensured access provided to the adjacent lands while considering Planning Permission for the proposed development in the site under reference.

AGENDA ITEM NO. 4.15

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use of land in Plot Nos. 5, 6, 9, 10, 11 & 12, Rajaji Nagar comprised in Survey Nos. 3/1B, 1C, 1D, 1F & 3/1G and 4, Old S. No. 432/2A1A1A2, Block 45, Pallavaram Village, Pallavaram Taluk, Chengalpet District, Pallavaram Municipality limit from Water body to Residential Use Zone to construct residential building applied by Thiru. K.Venkatraman & others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the Minutes of the Technical Committee Meeting held on 14.12.2021. The Authority also noted that as per Litho Map and 'A' Register the site under reference i.e., Old S.No.432, Block No.45 of Pallavaram Village is classified as "Periya Eri" and in Second Master Plan for Chennai Metropolitan Area classified as "Water Body". Therefore, the Authority resolved to reject the reclassification of the land use of the site under reference from Water Body.

AGENDA ITEM NO. 4.16

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use of the land in S. No. 316/1C, Thirunilai Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union Limit from Primary Residential Use Zone to Special and Hazardous Industrial Use Zone to construct E-waste recycling unit utilising with 25 workers and 100H.P. applied by Thiru.V.Jeevankumar & Tmt.V.N.V.Sai Lakshmi –Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the Minutes of the Technical Committee Meeting held on 14.12.2021 and considering the surrounding developments, the Authority resolved to reject the reclassification of the land use of the site under reference from Primary Residential Use Zone to Special and Hazardous Industrial Use Zone.

AGENDA ITEM NO. 4.17

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use of the land in Survey Nos. 281 & 282 of Vallur Village, Ponneri Taluk, Tiruvallur District, Minjur Panchayat Union limit from Water body to Residential Use Zone to develop residential layout applied by M/s. Sri Kalahasteeswara Swamivari Devasthanam rep. by its Executive Officer, Thiru D. Peddi Raju – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the Minutes of the Technical Committee Meeting held on 14.12.2021. The Authority also noted that as per 'A' Register the site under reference i.e., S.No.281 and 282 of Vallur Village is classified as "Kosasthalaiyar Nadhi Anaikkal" and as per Litho Map & Second Master Plan for Chennai Metropolitan Area classified as "Water Body". Therefore, the Authority resolved to reject the reclassification of the land use of the site under reference from Water Body.

AGENDA ITEM NO. 4.18

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Door No. 3 & 4, Dr. Radha Krishnan Road 7th lane, Mylapore, Chennai comprised in R.S. No. 1092/13, Block No. 23, Mylapore Village, Mylapore Taluk, Chennai District, Greater Chennai Corporation limit from Primary Residential Use Zone to Commercial Use Zone to construct office building applied by M/s. Madras Cement Limited – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and availability of public access, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.19

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Plot Nos. 19 to 21 and 92 to 94 forming part of approved layout PPD/LO No. 3/80 comprised in S. Nos. 449/1A5, 1A7A, 1A7B and 449/1C of Perumbakkam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit from Mixed Residential Use Zone to Commercial Use Zone to construct a commercial complex space with office and shops applied by Thiru.E.Rajasekar & Thiru.R.Rajkiran – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and the site under reference abuts Perumbakkam main road, the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.20

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 233/3A and 233/4 of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union from Agricultural Use Zone to Residential Use Zone for sub-division of residential plots applied by Thiru.S.Saravanan and Tmt.G.S.Bhagirathy – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note that the width of the access road to the site under reference is less than 7.0 m. i.e., 6.1 m. and 6.4 m. (two roads) and considering the surrounding developments, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the following conditions:

- (i) The applicant has to obtain remarks of Public Works Department on inundation aspects during development at the site under reference;
- (ii) Public road to be extended through the site under reference ensuring public access to the surrounding vacant lands, and
- (iii) As the site under reference gains access through 6.1 & 6.4 m. wide public road i.e., less than 7 m. the Planning Permission Application be considered only for sub-division proposal i.e., less than 8 plots.

AGENDA ITEM NO. 4.21

Chennai Metropolitan Area – Master Plan - Variation to land use – Proposal for reclassification of land use for land in T.S. No. 9/1, Block No.16 of Velachery Village, Velachery Taluk, Chennai District, Greater Chennai Corporation Limit from Open Space and Recreational use zone to Commercial Use zone for construction of club house, Swimming pool and shop with Multi-storied residential building applied by M/s. Real Value, Rep. By Power Agent, Thiru. T.V.Sathia Narayana – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the decision of the Authority meeting held on 11.02.2021, in A.R. No. 48/2021. The Authority in its A.R. No. 48/2021, resolved to reclassify the site under reference from Open Space and Recreational Use Zone to Commercial Use Zone subject to complying with the conditions as stipulated in the AAG II and AG opinion before the publication of Variation notification in the Tamil Nadu Government Gazette as follows:

- (i) IT returns and balance sheets of financial years 1995-1996, 1998-1999 and also the current financial year i.e. 2020-21, in order to ascertain that the subject lands are shown as the capital assets/immovable assets of the firm from the year of its re-constitution till date.
- (ii) Records relating to revenue entries and documents pertaining to payment of taxes, if any, which came into existence subsequent to the execution of partnership Deed dated 14.10.1994 to demonstrate that their claim is legally valid.

(iii) An indemnity, indemnifying the authorities against any future claims by legal heirs must be submitted.

(iv) A certified copy of the order passed by the Hon'ble Court in C.S.No.1437 of 1988 and further to submit necessary proof to show that no appeal is pending in any forum as against the said order.

Accordingly, applicant in his letter dated 11.03.2021, 12.04.2021, 06.10.2021 & 03.11.2021 furnished the following:

Conditions in A.R.No.48/2021	Documents / Undertakings furnished by applicant.		Remarks
a) IT returns and balance sheets of financial years 1995-1996, 1998-1999 and also the current financial year i.e. 2020-21, in order to ascertain that the subject lands are shown as the capital assets/immovable assets of the firm from the year of its re-constitution till date.	IT Return	Copy of IT Return for the year 2020-2021 is furnished.	Applicant submitted Income Tax Department Order dated 22.02.2001 for the assessment of 1995-1996 and in that the site under reference indicated as capital gains. Thus, Complied.
	Balance sheet	Copy of balance sheet for the year 1995-1996, 1998-1999 and 2020-2021 are furnished.	
b) Records relating to revenue entries and documents pertaining to payment of taxes, if any, which came into existence subsequent to the execution of partnership Deep dated 14.10.1994 to demonstrate that their claim is legally valid.	Copy of Urban land tax receipt dated 04.09.2018 (Rs.16.693/-) furnished.		Complied.
c) An indemnity, indemnifying the authorities against any future claim by legal heirs must be submitted.	An indemnity, indemnifying Chennai Metropolitan Development Authority against any future claims by legal heirs of Nihal Chand Nahata.		Complied.

d) And also to submit a certified copy of the order passed by the Hon'ble Court in C.S.No.1437 of 1988 and further to submit necessary proof to show that no appeal is pending in any forum as against the said order.	i. Furnished copy of certified copy of C.S.No.1437 of 1988 and ii. Copy of Certified copy of Supreme Court of India dated 26.08.2010 and 24.01.2011. Original Side Appeal 292/2003 dated 25.08.2009 preferred against the judgment in Civil Suit No. 1437 of 1988 dated 17.06.2003.	Complied.
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Therefore, the Authority resolved to accept the earlier decision taken in the Authority meeting held on 11.02.2021 and directed to take further action on this reclassification proposal.

AGENDA ITEM NO. 4.22

Chennai Metropolitan Area – Master Plan - Variation to land use – Proposal for reclassification of land use for land in T.S.No. 9/4, Block No.16 of Velachery Village, Velachery Taluk, Chennai District, Greater Chennai Corporation Limit from Open Space and Recreational use zone to Commercial Use zone for construction of club house, Swimming pool and shop with Multi-storied residential building applied by M/s. Real Value, Rep. By Power Agent, Thiru. T.V.Sathia Narayana – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the decision of the Authority meeting held on 11.02.2021, in A.R. No. 48/2021. The Authority in its A.R. No. 48/2021, resolved to reclassify the site under reference from Open Space and Recreational Use Zone to Commercial Use Zone subject to complying with the conditions as stipulated in the AAG II and AG opinion before the publication of Variation notification in the Tamil Nadu Government Gazette as follows:

- (i) IT returns and balance sheets of financial years 1995-1996, 1998-1999 and also the current financial year i.e. 2020-21, in order to ascertain that the subject lands are shown as the capital assets/immovable assets of the firm from the year of its re-constitution till date.
- (ii) Records relating to revenue entries and documents pertaining to payment of taxes, if any, which came into existence subsequent to the execution of partnership Deed dated 14.10.1994 to demonstrate that their claim is legally valid.

(iii) An indemnity, indemnifying the authorities against any future claims by legal heirs must be submitted.

(iv) A certified copy of the order passed by the Hon'ble Court in C.S.No.1437 of 1988 and further to submit necessary proof to show that no appeal is pending in any forum as against the said order.

Accordingly, applicant in his letter dated 11.03.2021, 12.04.2021, 06.10.2021 & 03.11.2021 furnished the following:

Conditions in A.R.No.48/2021	Documents / Undertakings furnished by applicant.		Remarks
a) IT returns and balance sheets of financial years 1995-1996, 1998-1999 and also the current financial year i.e. 2020-21, in order to ascertain that the subject lands are shown as the capital assets/immovable assets of the firm from the year of its re-constitution till date.	IT Return	Copy of IT Return for the year 2020-2021 is furnished.	
	Balance sheet	Copy of balance sheet for the year 1995-1996, 1998-1999 and 2020-2021 are furnished.	
b) Records relating to revenue entries and documents pertaining to payment of taxes, if any, which came into existence subsequent to the execution of partnership Deep dated 14.10.1994 to demonstrate that their claim is legally valid.	Copy of Urban land tax receipt dated 04.09.2018 (Rs.16.693/-) furnished.		Complied.
c) An indemnity, indemnifying the authorities against any future claim by legal heirs must be submitted.	An indemnity, indemnifying Chennai Metropolitan Development Authority against any future claims by legal heirs of Nihal Chand Nahata.		Complied.
d) And also to submit a certified copy of the order passed by the Hon'ble Court in C.S.No.1437 of 1988 and further to submit necessary proof to show that no appeal is pending in any forum as against the said order.	i. Furnished copy of certified copy of C.S.No.1437 of 1988 and ii. Copy of Certified copy of Supreme Court of India dated 26.08.2010 and 24.01.2011. Original Side Appeal 292/2003 dated 25.08.2009 preferred against the judgment in Civil Suit No. 1437 of 1988 dated 17.06.2003.		Complied.

Therefore, the Authority resolved to accept the earlier decision taken in the Authority meeting held on 11.02.2021 and directed to take further action on this reclassification proposal.

AGENDA ITEM NO. 4.23

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land Plot Nos. 102 to 129 forming part of approved layout PPD /LO No. 09/89 comprised Survey Nos. 1/2A, 2B, 129 and 1/130 of Sadayankuppam Village, Tiruvottiyur Taluk, Chennai District, Greater Chennai Corporation limit from Primary Residential Use Zone to Commercial Use Zone to construct warehouse (Godown purpose) applied by Thiru.S.Pandi & P.Saravanan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the Minutes of the Technical Committee Meeting held on 21.12.2021 and surrounding developments. The Authority was informed that the site under reference forms part of the approved layout PPD/LO No.09/1989 and encroachment of 30 feet wide approved layout public road passing through the site under reference.

Therefore, the Authority resolved to reject the reclassification of the site under reference from Primary Residential Use Zone to Commercial Use Zone for the construction of warehouse (Godown purpose).

The following observations / suggestions emerged during discussion on the reclassification subjects in the 268th Authority Meeting:

1. The norms may be evolved for scrutinizing the spot reclassification cases i.e., individual cases.
2. The possibilities of comprehensive zoning to be explored in future reclassification cases / Third Master Plan for Chennai Metropolitan Area.
3. As per Second Master Plan for Chennai Metropolitan Area the Residential activity is classified as Primary and Mixed, whereas in TNCDBR, 2019 both Primary Residential and Mixed Residential are classified as Residential only. Therefore, for adopting the Mixed Residential Use proposed in the Second Master Plan may be explored with the amendment of TNCBR, 2019.
4. All the Reclassification proposals approved with reference to the Second Master Plan for Chennai Metropolitan Area are to be taken into account on the preparation of Third Master Plan for Chennai Metropolitan Area.
5. Flood line in the rivers / tanks and other water bodies within Chennai Metropolitan Area be mapped in the Third Master Plan.

6. The specific remarks to be obtained from Revenue Department / Public Works Department on the Patta and drainage pattern for the reclassification cases adjacent / nearby water bodies.

The clarification required to be obtained from the Commissioner of Survey and Settlement Department on the reclassification cases.

AGENDA ITEM NO. 5.1

Establishment – CMDA – Thiru C. K. Balasubramanian, Chief Planner – Permitted to retire voluntarily from service on 01.12.2021 – subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1

Establishment – CMDA – Hiring of the Office premises of HUDCO situated at 5th Floor of West Wing in CMDA, Tower-I – Subject placed before the Authority for approval.

RESOLUTION

The Authority ratified the extending of lease period from 09.10.2020 to 08.04.2021.

The Authority also resolved to hire 12771 Sq. ft. space in the premises of HUDCO in Tower-I, 5th Floor, West Wing for a period of 1 to 2 years at the rate of Rs.136.64 per Sq.ft/month with a hike at 10% as fixed by HUDCO every year from January 2022.

Further the Authority also suggested to examine modalities of purchasing the premises.

AGENDA ITEM NO. 6.2

Establishment – CMDA – Unaccounted amount seized – Thiru N. Vijayanarayanan, Planning Officer (Planning Assistant Grade-I), Kundrathur Panchayat Union, Padappai – Placed under suspension – Extension of suspension period – Subject placed before the Authority for ratification for a period from 16.10.2020 to 30.11.2021 and approval for a period from 01.12.2021 to 31.05.2022.

RESOLUTION

The Authority resolved to approve the extension of suspension period from 01.12.2021 to 31.05.2022 and also ratified the suspension period already extended from 16.10.2020 to 30.11.2021.

AGENDA ITEM NO. 6.3

Establishment – CMDA – Appointment of Advocates as Standing Counsel for CMDA – Subject placed before the Authority for approval.

RESOLUTION

The Authority deliberated the proposal in detail and resolved to empanel M/S SIVA & SESU ASSOCIATES as Standing Counsel for CMDA. The period of contract may be decided by CMDA based on requirement.

AGENDA ITEM NO. 6.4

Establishment – CMDA – Engaging of outsourcing personnel – Wages on Collectorate Pay or PWD Pay – Approval requested – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to hire 50 nos. of Skilled Assistants and 40 nos. of Semiskilled/Unskilled Assistants as per minimum Wages Act on daily wage basis as a ‘stop-gap’ arrangement till recruitment process for filling up of vacancies in the post of Assistant Planner, Planning Assistant Gr.I and Driver is completed.

**Sd/- M. LAKSHMI,
CHIEF EXECUTIVE OFFICER**

**Sd/- ANSHUL MISHRA,
MEMBER-SECRETARY.**

**Sd/-HITESH KUMAR S. MAKWANA,
VICE-CHAIRMAN (FAC)**

**Sd/- THIRU S. MUTHUSAMY,
HON'BLE MINISTER FOR H&UD AND
CHAIRMAN, CMDA.**

:: TRUE COPY :: FORWARDED :: BY ORDER ::

ADMINISTRATIVE OFFICER (FAC)

CHIEF EXECUTIVE OFFICER

MEMBER-SECRETARY.

VICE-CHAIRMAN (FAC)

**HON'BLE MINISTER FOR H&UD AND
CHAIRMAN, CMDA.**

Verified  RealEstate