

MINUTES OF THE 270TH AUTHORITY MEETING HELD ON 11.07.2022 AT 10.30 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 E. SARAVANAVELRAJ, I.A.S.,**
Director,
Town and Country Planning,
CMDA Office Complex, Tower-III,
Koyambedu, Chennai-600 107.
5. **THIRU PRASHANT S.**
WADNARE, I.A.S.,
Addl. Secretary to Govt.,
Finance Department,
Fort St. George, Chennai -600 009.
(NOMINEE OF ADDL. CHIEF
SECRETARY TO GOVT., FINANCE
DEPT.)
6. **THIRU M. GOVINDA RAO, I.A.S.,**
Managing Director,
Tamil Nadu Urban Habitat Development
Board, Chepauk, Chennai-600 005.
(NOMINEE OF PRINCIPAL
SECRETARY TO GOVT., TNUHDB)

People's Representatives and Non-Official Members:

1. **Thiru S. Sudharsanam, M.L.A.**
Madhavaram Constituency.
2. **Thiru P. Sivakumar, M.L.A.**
alias Thayagam Kavi
Thiru. Vi. Ka. Nagar Constituency.
3. **Thiru Poochi S. Murugan,**
Chairman,
Tamil Nadu Housing Board,
Koyambedu, Chennai-107.

7. **TMT. A. SUNDARAVALLI,**
Managing Director, SIPCOT.
(NOMINEE OF ADDL. CHIEF
SECRETARY TO GOVT., INDUSTRIES
DEPT.)
8. **THIRU P. DURAI SAMY,**
Chief Engineer
Greater Corporation of Chennai,
Chennai 600 003.
(NOMINEE OF COMMISSIONER,
GREATER CHENNAI CORPN)
9. **TMT. R. SAI,**
Joint Chief Architect,
Public Works Department,
Chepauk, Chennai-600 005.
(NOMINEE OF CHIEF ARCHITECT TO
GOVT.)
10. **THIRU. C.S. MURUGAN,**
Addl . Secretary (Tech), H&UD and
MEMBER & CHIEF PLANNER, CMDA
11. **THIRU S. SANKARA MURTHY,**
Joint Director of Town & Country Planning,
CMDA Office Complex, Tower-III,
Koyambedu, Chennai-600 107.
12. **Dr. K. PRATHEEP MOSES,**
Professor and Head (i/c)
Dept. of Planning school of Architecture.

SPECIAL INVITEE

1. **DR. S. RAJENDRAN,**
Environment 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. KIRLOSH KUMAR, I.A.S.,**
Managing Director, CMWSSB,
Chennai-600 002.
3. **THIRU R. CHANDRASEKAR, B.E.,**
Chief Engineer,
Construction & Maintenance,
Highways Department,
Guindy, Chennai-600 025.

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 12.04.2022 – Subject placed before the Authority for confirmation.

RESOLUTION

CONFIRMED.

AGENDA ITEM NO. 2.1

CMDA – Action taken report on the minutes of the CMDA meeting held on 12.04.2022 – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.2

Establishment – CMDA – Induction of Members to the Board of Authority – Subject Placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.3

Establishment - CMDA – Sanction of lump-sum incentive to Government servants for acquiring higher qualification guidelines issued – Not extended to State Public Sector Undertakings / Statutory Boards – Subject is placed before the Authority for information.

RESOLUTION

Recorded and resolved to address the Government for extending the benefit to the employees of CMDA as it will motivate them to take up higher studies.

AGENDA ITEM NO. 2.4

Establishment – CMDA – Dr.N.Usha, Chief Planner – Permitted to retire voluntarily from service on 31.05.2022 – subject placed before the Authority for Information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.5

Estt. – CMDA – Conduct rules – Offence of bigamous marriage by the Government employees – Certain guidelines on initiating disciplinary action apart from filing a criminal case – Communicated to the State Public Sector Undertakings / Statutory Boards – Proposal placed before the Authority for information and adoption.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.6

CMDA – Audit Report and the Annual Accounts of CMDA for the year 2020-2021 – Report received from the Director / State Government Audit of Statutory Board – subject placed before the Authority for information and adoption.

RESOLUTION

Before placing the Annual Accounts in Assembly, action taken report on all the observations raised by the Local Fund Audit in Part-I of Annual Account 2020-2021 should be put up to the Authority for its review.

AGENDA ITEM NO. 2.7

CMDA – Master Plan Unit – Second Master Plan 2026 – Rules for Aquifer Recharge Area in Chennai Metropolitan Area - Representations received to increase FSI – Review of rules for Aquifer Recharge Area – Constitution of Committee - Subject placed before the Authority for information.

RESOLUTION

The Authority deliberated the subject in detail. The Authority resolved that the Committee constituted to make a detailed scientific study regarding developments in Aquifer Recharge Area in Chennai Metropolitan Area shall submit its report to the Authority for taking appropriate decision.

AGENDA ITEM NO. 3.1

CMDA - ADU - New Town Division – Budget Announcement 2022-2023 – Preparation of New Town Development Plan for Chengalpattu Town - Note submitted for Authority approval.

RESOLUTION

The Authority deliberated the subject in detail. After detailed deliberations, the Authority resolved to approve the preparation of Master Plan for Chengalpattu, by engaging a consultant with the overall vision to develop Chengalpattu as an urban growth center owing to the limited availability of land which is characterised by several physiological features such as hillocks, lake and Palar river that are to be conserved.

AGENDA ITEM NO. 3.2

CMDA - ADU - New Town – Budget Announcement 2022-2023 – Preparation of Detailed Development Plan and New Town Development Plan for Kancheepuram Town through consultant-Note submitted for Authority approval.

RESOLUTION

The Authority resolved to approve the proposal.

AGENDA ITEM NO. 3.3

CMDA – ADU – Allotment Division – Manali and Maraimalai Nagar –Plots allotted under Discretionary Quota – Decision to be taken - subject is placed before the Authority Meeting for its decision.

RESOLUTION

It is resolved to review the earlier Authority decision taken in A.R.No.69/2021, dated 28.10.2021 and to consider the execution of sale deeds to the remaining 13 plots in M.M. Nagar Scheme and one plot in the Manali New Town Scheme if they are otherwise eligible as per extant rules. It was also resolved to take up auction and allotment of the remaining vacant plots.

AGENDA ITEM NO. 3.4

CMDA - Area Plans Unit – HRB Division - Delegation of powers to Chennai Metropolitan Development Authority for approval of Planning Permission for the High Rise Buildings – Progress Report on status of disposal of applications received for High Rise Buildings - Subject is placed before the Authority for review by the Authority

RESOLUTION

RECORDED.

AGENDA ITEM NO. 3.5

CMDA – ADU – NT DIVN – Proposed Development of Open space Reservation (OSR) land for parks and playgrounds at M/s Ramachandra Educational Trust in Porur within GCC limits –Proposal – Subject to be placed before the Authority for decision.

RESOLUTION

It is resolved to approve the proposed development of multi-purpose open space with a sports complex and parks in the OSR land at Porur Ramachandra University with an extent of 16.63 acres by floating tender to fix the consultant for design and build the proposal at the above OSR land.

AGENDA ITEM NO. 3.6

CMDA – Master Plan Unit – DDP Division – De-notification of lands from acquisition for Airport Expansion in the villages of Manapakkam, Gerugambakkam, Kulapakkam and Tharapakkam - Land use assigned – Subject placed before the Authority for Approval.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the time bound Court Order dated 25.3.2022. The Authority noted that 41 objections and suggestions were received on the proposed land use for the area denotified by the Airports Authority of India from land acquisition for airport expansion. The Authority observed that the land use has been assigned as per the First Master Plan except for the parcels of land for which reclassification approved by the Authority after the denotification and incorporating the channels as per the Litho Maps.

The Authority therefore resolved to approve the proposed land use assigned as per the first Master Plan for the area denotified by the Airports Authority of India from land acquisition for airport expansion in the villages of Manapakkam, Gerugambakkam, Kolapakkam and Tharapakkam.

M/s. CUBE, IIT Madras has submitted a detailed report on the flood inundation mapping for the study area that is being examined. If accepted, the recommendation will be duly incorporated in the land use planning in the Third Master Plan and also if any proposal comes for reclassification.

AGENDA ITEM NO. 3.7

CMDA – ADU – Infrastructure funding of Rupees Hundred Crores for development to the districts of Kancheepuram, Chengulpatu, Tiruvallur, Arakonam taluk in Ranipet – Subject placed before the Authority for approval.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 4.1

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S.Nos. 9/2A, 10/3A1A, 11/1, 2 & 11/3, 12/4B, 13/4B & 13/5, 18/1, 3 & 18/4 and 25/1B of Orakkadu Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit from Partly Agricultural use and Partly Mixed Residential Use Zone to Industrial Use Zone to develop a factory building (Electronic Equipment -Automobile Electrical Equipment) with 850 HP. and 100 workers applied by Thiru.P.Sai venkat Prasad – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of public access to the site under reference from 8.23 m. to 9.1m. wide panchayat road on the western side and the recommendation of the Commissioner, Sholavaram panchayat Union, the Authority resolved to reclassify the land use of the site under reference from Partly Agricultural use and Partly Mixed Residential Use Zone to Industrial Use Zone subject to the condition that remarks of Tamil Nadu Pollution Control Board to be obtained while development at the site under reference.

AGENDA ITEM NO. 4.2

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 501 and 502, Ayanambakkam Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Municipal Limit from Agricultural Use Zone to Residential Use Zone to construct Residential building applied by Thiru.K.R.Yuvith & Tmt.Nisha Gopakumar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of two roads viz., 9.0 m. and 6.7 m. on western and southern side respectively and the recommendation of the Commissioner, Thiruverkadu Municipality, 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. Remarks of Water Resources Department on inundation aspects to be obtained while development at the site under reference; and
- ii. Public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.3

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S.No.1/6 of Moolacheri Village, (Mullaicheri as per SMP) Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Tmt. M.Geetha – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of public access namely Selliamman Nagar 4th Cross road leading to Ponmar road on the Southern side and the recommendation of the Commissioner, St. Thomas Mount Panchayat Union, 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 public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.4

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S.Nos.595/7A & 595/8A, 597/12, 601 and 603/1 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit from Institutional Use Zone to Residential Use Zone to develop Residential Layout applied by Thiru.S.Harikrishnan – 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 viewed that *raisondetre* for originally notifying the land as Institutional Use Zone was for the airport expansion. As the land has been de-notified, it would therefore now be in fitness of things to restore the land use to the one which existed prior to Second Master Plan. However, considering the application received for reclassification, the Authority resolved to reclassify the land use to Residential Use Zone subject to the condition that public access to surrounding vacant lands has to be ensured while issuing Planning Permission for development at the site under reference.

AGENDA ITEM NO. 4.5

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos.446/1, 448/1A, 449/12Bpart, 450part, 451/2part of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit from Institutional Use Zone to Residential Use Zone to construct Residential Building applied by M/s. Sidharth Foundations & Housing Ltd. rep. by its Director Thiru.Praneeth P Jain, GPA of Thiru. D.Ramu, and Tmt. Neelambal – 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 viewed that *raisondetre* for originally notifying the land as Institutional Use Zone was for the airport expansion. As the land has been de-notified, it would therefore now be in fitness of things to restore the land use to the one which existed prior to Second Master Plan.

However, considering the application received for reclassification, the Authority resolved to reclassify the land use to Residential Use Zone subject to the following conditions

- i. Minimum width at the western end of the S.No. 445/1A to be maintained while development at the site under reference,
- ii. Public access to surrounding vacant lands has to be ensured while issuing Planning Permission for development at the site under reference.

AGENDA ITEM NO. 4.6

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey No.348/1B2 of Vengaivasal Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by M/s. Mohis Infrastructure Pvt. Ltd. – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 9.0 m. wide approved layout road on northern side and the recommendation of the Commissioner, St. Thomas Mount Panchayat Union, 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 public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.7

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey No. 130/5 of Vichoor Village, Pooneri Taluk, Thiruvallur District, Sholavaram Panchayat Union limit from Primary Residential Use Zone to Industrial Use Zone to construct Printing Press applied by Tmt.Madeline George & 2 Others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 19.81 m. wide public road namely Mayor Vasudev Street on the western side and the recommendation of the Commissioner, Sholavaram panchayat Union, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Industrial Use Zone subject to the condition that the remarks of Tamil Nadu Pollution Control Board to be obtained while development at the site under reference.

AGENDA ITEM NO. 4.8

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 2/1A & 2/1B and 3/1 of Kovilancheri village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Tmt. P.Danabakkiyam – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, the availability of 9.0 m. wide Road on the northern side leading to Mambakkam – Medavakkam road and the recommendation of the Commissioner, St. Thomas Mount Panchayat Union, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone.

AGENDA ITEM NO. 4.9

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey No.33/1A of Puthur Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Tmt. N. Devi – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 7.2 m. wide approved layout road on the eastern side and the recommendation of the Commissioner, Kattakulathur Panchayat Union, 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 public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.10

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. No. 673/1 of Kunrathur ‘B’ Village, Kunrathur Taluk, Kancheepuram District, Kunrathur Town Panchayat limit from Agricultural Use Zone to Residential Use Zone to construct residential building applied by M/s. Urban Tree Real Estates LLP, rep. by Abinay Mehta GPA of Tmt.Sailaja Chitta – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 10.0 m. wide approved layout road on eastern side and the recommendation of the Commissioner, Kandrathur Town Panchayat, 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. Applicant has to obtain remarks of Water Resources Department on inundation aspects while development at the site under reference; and
- ii. Public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.11

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. Nos. 1/1, 2, 3, 7 & 1/8, 3/2, 3, 4 & 3/5, 4/3, 4, 5, 6A & 4/6B of Moolacheri Village, (Mullaicheri as per SMP) Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by M/s. VGN Homes Private Ltd. Represented by its director Mr. B. R. Nandakumar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 9.0 m. wide approved layout road on northern side and the recommendation of the Commissioner, St. Thomas Mount Panchayat Union, 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 public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.12

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 88/1, 96/1 & 96/2A, 97/1 & 97/2 and 107/1H of Koladi Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by M/s. TTM Enterprises, represented by its Managing Partner Thiru.T.M.Mathew – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 7.2 m. wide road on eastern side, remarks of Water Resources Department / Revenue Department and the recommendation of Local Body, 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 the public access to surrounding vacant lands has to be ensured while issuing Planning Permission for development at the site under reference.

AGENDA ITEM NO. 4.13

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. No.102/1B4B of Kilambakkam Village, Vandalur Taluk, Chengalpattu district, Kattankulathur Panchayat Union Limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Thiru. V. Ashokan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 7.8 m. wide Mannivakkam Village Road on the western side and the recommendation of the Commissioner, Kattakulathur Panchayat Union, 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. Remarks of Water Resources Department on inundation aspects to be obtained while development at the site under reference; and
- ii. Public access to the surrounding vacant lands to be ensured while development at the site under reference.

AGENDA ITEM NO. 4.14

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 31/1B & 31/2C and 32/2A2 of Koladi Village, Poonamallee Taluk, Tiruvallur District, Thiruverkadu Municipal limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Tmt. Sangeetha Shyam – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 9.0 m. wide Koladi main road on the Northern and Western side and the recommendation of the Commissioner, Thiruverkadu Municipality and 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 the public access to surrounding vacant lands has to be ensured while issuing Planning Permission for development at 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 for the land in Survey Nos.1223, 1224/1, 1267/2, 1278, 1279, 1280, 1281, 1282, 1283, 1287/2 & 1287/3, 1288 and 1289/2 of Vallur village, Vallur (D) Village (As per revenue records), Ponneri Taluk, Thiruvallur District, Minjur Panchayat Union limit from Primary Residential Use Zone to Commercial Use Zone to set up a Free Trade Warehousing Zone under SEZ applied by M/s. Integrated Chennai Business Park Pvt. Ltd. and M/s. Jafza Chennai Business Pvt. Ltd. – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and the recommendation of the Commissioner, Minjur Panchayat Union, 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 applicant has to obtain necessary EIA clearance while applying for Planning Permission for development.

AGENDA ITEM NO. 4.16

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Door No. 5, Paul Appasamy street, T.Nagar, Chennai in R.S.No.8319/1, Block No. 109, T. Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation Limit from Institutional Use Zone to Residential Use Zone to construct residential building applied by Thiru. Jayanand Devanesen Appasamy (a) Anand Appasamy & 4 others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 12.0 m. wide Paul Appasamy street on the eastern side and the recommendation of the Greater Chennai Corporation, the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone.

AGENDA ITEM NO. 4.17

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 1735/4 and 1735/130, Block No. 39, Ward-1, Pulianthope High Road, Vepery village, Purasaivakkam Taluk, Chennai District, Greater Chennai Corporation limit from Primary Residential Use Zone to Commercial Use Zone to construct shopping complex applied by M/s. Rail Land Development Authority – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of varying width from 11.30 m. to 14.30 m. wide Pulianthope High Road on the Northern side and the recommendation of the Greater Chennai Corporation, 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 the applicant has to obtain remarks from Water Resources Department while taking development at the site under reference and remarks of Revenue Department on any encroachment. Encroachment of water body if any shall be removed by the applicant.

AGENDA ITEM NO. 4.18

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Plot Nos. 86 and 87 of approved layout PPD/LO No. 179/1988 comprised in Survey Nos. 13/4A1B & 13/4C1A2 and 18/3 of Okkiyamthorai Pakkam Village, Sholinganallur Taluk, Chennai District, Greater Chennai Corporation limit from partly Primary Residential Use Zone and partly Mixed Residential Use Zone to Commercial Use Zone to construct a testing laboratory and office building applied by Dr.L.Saravanan and Dr.Mahalakshmi – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, availability of 12.0 m. wide approved layout road on the western side and the recommendation of the Greater Chennai Corporation, the Authority resolved to reclassify the land use of the site under reference from partly Primary Residential Use Zone and partly Mixed Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.19

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Door No. 2, Plot No. 2460, AI-Block, 5th Street, 8th Main Road, T.S. No. 164, Block No-1C, Ward- 001, Naduvakkarai Village, Aminjikarai Taluk, Chennai District, Greater Chennai Corporation Limit from Primary Residential Use Zone to Commercial Use Zone to construct office building applied by Thiru.A.Sivasankar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, the availability of 12.0 m. wide 5th Street on Southern side and 12.8 m. wide 8th Main road on eastern side and the recommendation of the Greater Chennai Corporation, 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 the applicant has to furnish the demolition approval obtained from Greater Chennai Corporation before the publication of Variation notification in Tamil Nadu Government Gazette.

AGENDA ITEM NO. 4.20

CMDA – Area Plans Unit – Reclassification Division – Proposal for reclassification of land use for the land in Survey Nos.170/10, 11, 12 and 170/13, Old S.No. 170/5A1 of Nandambakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit from Water Body to Residential Use Zone for developing residential building and School building applied by M/s Blue Nile Properties Pvt. Ltd. – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority resolved to constitute a high level committee comprising of Senior Officers from the departments of Chennai Metropolitan Development Authority (CMDA), Water Resources Department (WRD), Revenue Department and Greater Chennai Corporation to examine the reclassification of land use for the land in Survey Nos.170/10, 11, 12 and 170/13, Old S.No. 170/5A1 of Nandambakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit from Water Body to Residential Use Zone for developing residential building and School building applied by M/s. Blue Nile Properties Pvt. Ltd.

The Committee constituted for the purpose has to examine the genuinity of Revenue records, whether it is a Government poramboke or Private patta land, whether it is a water body or not. Committee to also examine sale deeds.

The Authority also directed to place the subject in the next Authority meeting along with the detailed report of the above committee constituted for the purpose and specific comments/findings if any.

AGENDA ITEM NO. 5.1

CMA Expansion Project – Revenue Team retired officials – District Revenue Officer-1, Deputy Collector – 1 and Village Administrative Officer/Assistant-1 – Existing staff post sanction period expires on 22.4.2022 and 27.4.2022 – Revenue Team required for LAND Pooling Development Projects – Extension of the above 3 posts – Ratification sought – regarding.

RESOLUTION

The Authority resolved to ratify the extension of contract period of the retired revenue officials namely the District Revenue Officer, Deputy Collector and VAO and also extended it for further period of one year or till the need ceases whichever is earlier.

AGENDA ITEM NO. 5.2

CMDA – ADU – New Town – Budget Announcement 2022-2023 – Preparation New Town Development Plan for Thirumazhisai Town – Fund for incubation of 8 new cities under 15th Finance Commission by Ministry of Housing and Urban Affairs (MoHUA) GoI – Preparation of bid document through consultant to obtain financial assistance from MoHUA for the development of New Town- Note submitted for Authority approval.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1

CMDA – Admin Division– MoU with Centre for Cities (CfC) Cornell University and Centre for Environmental Planning and Technology (CEPT) – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal.

AGENDA ITEM NO. 6.2

CMDA – Administrative Division – Proposal for engaging Law Graduate student and Professional Internship from various colleges / Institutes as interns in CMDA with stipend – Subject placed before Authority for approval.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 6.3

Establishment – CMDA – To fill up of vacancy post of Assistant and Driver – Engaging on outsourcing basis – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal as a stop gap arrangement for the period from July 2022 to September 2022 and to go in for direct recruitment of Assistants after obtaining staff committee approval.

AGENDA ITEM NO. 6.4

CMDA – Administration Division – Partnership – Memorandum of Understanding (MoU) with Institute for Transportation and Development Policy (ITDP) – Placed before the Authority for approval.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 6.5

CMDA – Admin Unit – List of Sectoral Studies to be carried out - List placed before the Authority for approval

RESOLUTION

The Authority resolved to approve the proposal.

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

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

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

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

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

ADMINISTRATIVE OFFICER (FAC)