

MINUTES OF THE 49TH MEETING OF THE MONITORING COMMITTEE HELD ON
14.06.2013 AT 4.00 P.M. IN THE MAIN CONFERENCE HALL OF CMDA

MEMBERS PRESENT:

1. Thiru Thanga Kaliyaperumal, I..A.S..
Vice-Chairman (i/c), CMDA and Convenor, Monitoring Committee
2. Thiru Vikram Kapur, I.A.S.,
Principal Secretary/Commissioner,
Corporation of Chennai
3. Tmt. E. Sundaravalli, I.A.S.,
Chennai District Collector

Representatives:

6. Thiru V. Balraj,
Engineering Director,
CMWSSB
7. Thiru V. Jeyakumar,
Executive Engineer (O&M),
Tamil Nadu Electricity Board,
Adyar
9. Thiru S. Vijayasekar,
Deputy Director,
DF & RS

Special Invitees:

10. Thiru R. Venkatesan, I.A.S.,
Member-Secretary, CMDA
11. Thiru S. Selvakumar,
Chief Planner, Reg./CMDA
12. Thiru P. Selvadurai,
Senior Planner (EC), CMDA
13. Thiru G.A. Baskara Rajan,
Senior Law Officer, CMDA

Agenda Item No.49.01 CMDA – Reg. Unit – Leave of absence of the 49th Monitoring Committee Meeting

Minutes Leave of absence was granted to the following members of the 49th Monitoring Committee Meeting:

1. Thiru M.G. Devasahayam, I.A.S., (Retd.)
2. Thiru K. Gnanadesikan, I.A.S.,
Chairman,
TANGEDCO
3. Dr. B. Chandra Mohan, I.A.S.,
Managing Director i/c
CMWSSB
4. Thiru Bholonath, I.P.S.,
DGP/Director of Fire and Rescue Services
5. Prof. Suresh Kuppuswamy,
Anna University
6. Dr. A. Srivathsan,
Architect and Urban Planner
7. Thiru Durganand Balsavar,
Architect and Urban Planner

Agenda Item No.49.02 Minutes of the 48th Meeting of the Monitoring Committee – Confirmation of the minutes and Action Taken Report – Subject placed before the Monitoring Committee

Minutes Recorded

Agenda Item No.49.03 CMDA – Reg. Unit – Reg.Dvn.I - Regularisation of construction of Residential cum Commercial Building GF+2 Floors at D.No.40, C.I.T. Nagar, 1st Main Road, Nandanam in S.No.4/2/A1 pt, T.S.No.24/3, Block No.11, Government Farm Village, Chennai-35 – Subject placed before the Monitoring Committee for decision – Reg.

Minutes The Monitoring Committee discussed the subject in detail and decided to accept the copy of the renewal agreement dt.3.12.1998 furnished as evidence of having completed the construction prior to 28.2.1999 and resolved to regularise the building subject to payment of balance Reg fees and other applicable charges.

Agenda Item No.49.04 CMDA – Reg. Unit – Reg.Dvn.I – Regularisation of unauthorized/deviated construction of Commercial cum Industrial Building BF + GF+2 Floors at Door No.36, Vaidyarama IYer Street, T. Nagar, Chennai-17 in T.S.No.6644, Block No.142 of T. Nagar Village – Evidence furnished – Examined – Subject placed before the Monitoring Committee for decision – MC Accepted – Applicant representation placed before the MC – Reg.

Minutes The Monitoring Committee discussed the subject in detail and observed that the applicant has complied with the direction given in the 39th Monitoring Committee meeting held on 8.12.2010 by removing the additional temporary structure put up after 28.2.1999.

Regarding the RCC roof in the 3rd floor which is marked as lift machine room, the same has already been covered in the CMDA refused plan dt.2.6.1999 which is an evidence to prove that the structure in the terrace floor is constructed prior to 28.2.1999. As the applicant has complied with the direction of the Monitoring Committee, it was resolved to regularise the construction subject to payment of balance Reg fees and other applicable charges.

Agenda Item No.49.05 CMDA – Reg. Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of individual residential flat in GF + 2 Floors building at Door No.4A/7, Noor Veerasamy Street in R.S.No.374 and 375 of Numgambakkam Village – Regularisation rejected – Appeal to Government under section 113-A (6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of unauthorized/deviated construction of individual residential flat in GF + 2 Floors building at Door No.4A/7, Noor Veerasamy Street in R.S.No.374 and 375 of Numgambakkam Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.06 CMDA – Reg.Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of Residential cum Commercial building of GF+FF+2F part at D.No.SP.6, V Avenue, Ashok Nagar, Chennai-83, S.No.113 part, Block No.36 of Kodambakkam Village – Regularisation rejected – Appeal to Government under section 113-A(6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of Residential cum Commercial building of GF+FF+2F part at D.No.SP.6, V Avenue, Ashok Nagar, Chennai-83, S.No.113 part, Block No.36 of Kodambakkam Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.07 CMDA – Reg. Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of individual Commercial flat at Ground Floor in GF+FF building at D.No.90-A, Dr. P.T. Rajan Salai, K.K. Nagar, Chennai-78 in T.S.No.32/1, Block No.27 part of Kodambakkam Village – Regularisation rejected – Appeal to Government under section 113-A (6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of individual Commercial flat at Ground Floor in GF+FF building at D.No.90-A, Dr. P.T. Rajan Salai, K.K. Nagar, Chennai-78 in T.S.No.32/1, Block No.27 part of Kodambakkam Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999. In addition in the 41st Monitoring Committee Meeting held on 13.09.2011 it was decided that individual commercial flat cannot be considered for regularisation.

Agenda Item No.49.08 CMDA – Reg. Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of Commercial cum residential building BF+GF+2 Floors at Door No.5, Nelson Manickam Road, Nungambakkam, Chennai-600 034, T.S.No.155, Block No.16 of Puliur Village – Regularisation rejected – Appeal to Government under section 113-A(6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of Commercial cum residential building BF+GF+2 Floors at Door No.5, Nelson Manickam Road, Nungambakkam, Chennai-600 034, T.S.No.155, Block No.16 of Puliur Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.09 CMDA – Reg. Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of GF+2F+3F part commercial building (Hospital) at D.No.121, (Old No.58), G.N. Chetty Road, T. Nagar, Chennai-17 in R.S.No.4982 of T. Nagar Village – Regularisation rejected – Appeal to Government under section 113-A (6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file, observed that the constructed area is more than the Corporation assessed area. In addition, the applicant has put up 3rd floor after the cut of date. While the appeal is under process the Government has forwarded another representation from the appellant and called for further remarks. The applicant has not furnished any additional evidence to prove that the entire building has been completed prior to 28.2.1999. Hence, it was resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of GF+2F+3F part commercial building (Hospital) at D.No.121, (Old No.58), G.N. Chetty Road, T. Nagar, Chennai-17 in R.S.No.4982 of T. Nagar Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the entire GF + 2Floors + 3rd Floor part was constructed prior to 28.2.1999.

Agenda Item No.49.10 CMDA – Reg. Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of commercial building of GF+3F+4F part at D.No.39, Pinjala Subramanian Road, T. Nagar, Chennai-600 017 in T.S.No.6163, Block No.136 of T. Nagar – Regularisation rejected – Appeal to Government under section 113-A (6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of commercial building of GF+3F+4F part at D.No.39, Pinjala Subramanian Road, T. Nagar, Chennai-600017 in T.S.No.6163, Block No.136 of T. Nagar as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.11 CMDA – Reg. Unit – Reg.I Division – Regularisation of unauthorized/deviated construction of commercial building of GF+2F at Door No.5/2 & 3, Kutty Street, Nungambakkam, Chennai-34 in T.S.No.487/2, Block No.29 of Nungambakkam Village – Regularisation rejected – Appeal to Government under section 113-A (6) – Subject placed before the MC for decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of commercial building of GF+2F at Door No.5/2 & 3, Kutty Street, Nungambakkam, Chennai-34 in T.S.No.487/2, Block No.29 of Nungambakkam Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.12 CMDA – Regularisation Unit – Reg.II Division – Special Building – Regularisation applied for Ground Floor + 2 Floors +3 floor (pt) commercial Building at Door No.26, North Park Street, Ambattur, Chennai-53 in S.No.608 & 594/1A of Ambattur Village – Regularisation Rejected - Appeal petition against rejection received – Remarks placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of Ground Floor + 2 Floors +3 floor (pt) commercial Building at Door No.26, North Park Street, Ambattur, Chennai-53 in S.No.608 & 594/1A of Ambattur Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period 2/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.13 CMDA – Monitoring Committee – Reg.II Division – Special Building – Regularisation applied for Ground Floor + First Floor Residential Building consisting two separate Blocks with 3 Dwelling Units at Plot No.4721, 1st Street, A.A. Block, Arignar Anna Nagar, Chennai-40 in R.S. No.34 Part of Periakudal Village – Regularisation Rejected - Appeal petition against rejection received – Remarks is placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for Regularisation of unauthorized/deviated construction of Ground Floor + First Floor Residential Building consisting two

separate Blocks with 3 Dwelling Units at Plot No.4721, 1st Street, A.A. Block, Arignar Anna Nagar, Chennai-40 in R.S. No.34 Part of Periakudal Village as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period 2/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.14 CMDA – Reg. Unit – Regularisation Dvn.III – Special Building – Regularisation of deviated construction of Ground Floor + 3 floors residential building at Door No.1, Prithivi Avenue, Abiramapuram, Alwarpet, Chennai-18 in R.S.No.3672/30, Block No.72 of Mylapore Village – Opportunity given – Particulars received – Examined and placed before the meeting of the 46th Monitoring Committee held on 12.9.2012. As per decision of Monitoring Committee, revised property tax assessment obtained and scrutinized – Again placed before Monitoring Committee for decision.

Minutes The Monitoring Committee discussed the subject in detail and noticed that the applicant has complied with the direction of the 46th Monitoring Committee meeting held on 12.09.2012. In compliance of the Monitoring Committee's decision, the applicant has remitted the balance property tax arrears from II/1998-99 till date. Hence, the Committee resolved to regularise the construction subject to remittance of balance Reg fees and other applicable charges.

Agenda Item No.49.15 CMDA – Reg. III Dvn. – Regularisation of unauthorized construction of individual flat residential building at 2nd floor (out of GF + 2F + 3rd Floor pt. with 7 dwelling units) at D.No.43/5, Thatchi Arunachalam Street, R.S.No.2870, Block No.58 of Mylapore Village, Chennai-4 – Evidence furnished – Examined – Placed before the Monitoring Committee for decision.

Minutes The Monitoring Committee discussed the subject in detail and noticed that the applicant has furnished the Corporation of Chennai property tax assessment notice for II/1998-99, dt.1.3.99 showing the extent of the flat. Hence, the Monitoring Committee decided to accept the working sheet as evidence of having completed the individual flat prior to 28.2.1999 and resolved to regularise the same subject to remittance of necessary fees and charges.

Agenda Item No.49.16 CMDA – Reg. Unit – Regularisation Dvn. I & I – Office (I.T.) building – Regularisation of unauthorized construction of 2 Blocks, Block 1 consisting of Ground Floor + 3 Floors and Block 2 of GF at Door No.100A, Radha Avenue, Lakshmi Nagar, Valasaravakkam, Chennai-87 in R.S.No.14/3A2 & 21/2

of Valasaravakkam Village – Opportunity given – Particulars received – Examined and placed before the Monitoring Committee for decision – Reg.

Minutes The Monitoring Committee discussed the subject in detail and observed that the applicant has furnished a copy of CMDA Stop Work Notice dt.6.12.1993, copy of CMDA Demolition Notice dt.25.7.1994 and copy of the sketch from the Enforcement Cell file as proof of having completed the construction prior to 28.2.1999. The Committee also noted that the 3rd floor constructed after the cut of date has been removed as per the recordings available in the file. Accordingly, the Committee accepted the Stop Work and Demolition Notices issued by Enforcement Cell of CMDA as evidence of having completed the building prior to 28.2.1999 and resolved to regularise the buildings subject to remittance of balance Reg. fee and necessary charges and removal of small temporary additional structures constructed within the site.

Agenda Item No.49.17 CMDA – Reg. Unit – Reg.I & I Dvn. – Regularisation of unauthorized/deviated construction of Trust Building consisting of GF+3 floors at New Door No.226, Old Door No.275, Avvai Shanmugam Salai, Royapettah, Chennai-600 014 in S.No.1139/2A of Mylapore Village – Evidence received and examined – Subject placed before Monitoring Committee for its decision – Reg.

Minutes The Committee discussed the subject in detail. In the 44th Monitoring Committee meeting held on 30.03.2012, the Committee desired that the site may be re-inspected to ascertain the present stage. Accordingly, the site was re-inspected on 14.5.2013 and recorded that there is an existing G+3 floors building and no additional construction done after the inspection dt.4.1.2002. The Revenue Officer, Chennai Corporation has furnished the statement of floor wise revised property tax details dt.8.3.2012 with effect from II/1998-99 and it was resolved to accept the same as evidence of having completed the building prior to 28.2.1999. The Revenue Officers of Corporation of Chennai present during the meeting also confirmed that the property tax revision statement furnished is genuine. Accordingly, the Monitoring Committee resolved to regularise the building subject to remittance of balance Reg. fee and other applicable charges.

Agenda Item No.49.18 CMDA – Reg. Unit – MSB Dvn. – Regularisation of GF + 4F+5th F pt. commercial cum residential building at Door No.9/23, Pycrofts Road 2nd Street, R.S.No.372/24, Block No.13 of Triplicane – Credible evidence for GF+4F building – Subject placed before the Monitoring Committee for decision – Regarding.

Minutes The Committee discussed the subject in detail and noticed that the applicant has furnished Corporation of Chennai property tax working sheet showing the number of floors and floor area. It is noticed that the built up area of the building as per Reg. plan is 5482.64 sq.ft. whereas the area as per Corporation property tax assessment working sheet is 4420 sq.ft. which is 1062 sq.ft. less than the constructed area. The Committee also observed that there is a temporary shed in the 5th floor. The Committee decided to accept the Corporation of Chennai property tax working sheet as evidence of having completed the building prior to 28.2.1999 and resolved to regularise the building after collecting the balance Reg. fee and other applicable charges subject to the following:

- i) The applicant has to re-assess the building as per the actual constructed area and remit the arrears from II/1998-99 till date.
- ii) To remove the temporary shed in the 5th floor.

Agenda Item No.49.19 CMDA – Reg. Unit – MSB Reg. Division – Regularisation of GF+4Floor Commercial cum residential building at D. No. 22/A, Kandappa Street, Sowcarpet in R.S. No. No.8504 (pt), Block No.72 of V.O.C. Nagar, Chennai-79 – Rejected – Appeal – Subject placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of unauthorized/deviated construction of GF+4Floor Commercial cum residential building at D. No. 22/A, Kandappa Street, Sowcarpet in R.S. No. No.8504 (pt), Block No.72 of V.O.C. Nagar, Chennai-79 as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.20 CMDA – Reg. Unit – MSB Reg. Division – Regularisation of GF+3F+ 4th Floor Part Commercial building at D. No. 130/2, Poes Road, R.S., No. 1554/122, Block No.30 of Mylapore, Chennai – Rejected – Appeal petition against reiteration of earlier rejection – Subject placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of GF+3F+4th Floor Part Commercial building at D. No. 130/2, Poes Road, R.S., No. 1554/122, Block No.30 of Mylapore, Chennai as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

The Hon'ble High Court in its order dt.28.11.2012 in W.P.No.31287 of 2012 directed the Government to dispose the appeal as expeditiously as possible. Accordingly the Monitoring Committee decided to inform the Government about the court case and dispose the appeal petition expeditiously.

Agenda Item No.49.21 CMDA – Reg. Unit – MSB Reg. Division – Regularisation of unauthorized/deviated construction of BF+GF+3F+4th F pt. Commercial building at Old D. No. 4, New D. No.7, Stringers Street, R.S. No. 11425, Block No. 73 of George Town, Chennai-1- Appeal petition against rejection – Subject placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of unauthorized/deviated construction of BF+GF+3F+4th Floor part Commercial building at Old D. No. 4, New D. No.7, Stringers Street, R.S. No. 11425, Block No. 73 of George Town, Chennai-1 as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.22 CMDA – Reg. Unit – Reg.MSB Dn. – Regularisation of Commercial building of GF+MF+3F+ 4F part at Door No.33, Sardar Patel Road, Guindy, Chennai -32 in T.S. No. 4/3, Block No.9 of Adyar Village, Chennai – Hon'ble High Court Orders – Individual opportunity - Evidences furnished – Examined - Subject placed before the Monitoring Committee – Regarding.

Minutes The Committee discussed the subject in detail and noticed that the applicant has furnished the assessment particulars furnished by Assistant Revenue Officer Zone XIII Corporation of Chennai in Lr.No.ZO.XIII.R.D.C.No.2246/2012, dt.28.11.2012 showing the assessed area of each floor before II/1998-99. In addition the Monitoring Committee has also noticed that the applicant has furnished extract of Corporation of Chennai Ledger showing the area of the building. The Committee has further observed that the area shown in the

Corporation of Chennai property tax working sheet is less than the actual area constructed. The Committee resolved to accept the evidence produced by the applicant from Corporation of Chennai as credible evidence of having completed the building prior to 28.2.1999 and decided to regularise the same subject to the following:

- i) The applicant has to re-assess the building as per the actual constructed area and remit the arrears till date.
- ii) To remit the balance Reg. fee and other applicable charges.

Agenda Item No.49.23 CMDA – Reg. Unit – Reg. MSB Dn. – Regularisation of BF+GF+4th Floor of commercial building at D.No. 22,23 and 24, Friends Avenue, “Appasamy Hospital”, Razak Garden Plot No. 21,22,23) T.S. No. 23, as per Pattah T.S. No.23/8, Block No.15, Arumbakkam, Chennai - Appeal petition against rejection – Subject placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of unauthorized/deviated construction of BF+GF+4th Floor of commercial building at D.No. 22,23 and 24, Friends Avenue, “Appasamy Hospital”, Razak Garden Plot No. 21,22,23) T.S. No. 23, as per Pattah T.S. No.23/8, Block No.15, Arumbakkam, Chennai as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.24 CMDA – Reg. Unit – MSB Reg. Division – Regularisation of individual flat at 3rd floor in deviated and unauthorized addition of GF+3F+4th floor part building at No.11/6, Thirumurthy Street, T. Nagar – Evidence furnished – Subject placed before the Monitoring Committee for a decision – Regarding.

Minutes The Committee discussed the subject in detail and noticed that the applicant has furnished property tax demand card for the period I/1996-97, II/1997-98 along with the copy of the property tax payment Challan dt.3.4.1997, 20.9.1997 and 13.3.1998 for the period I/1996-97, II/1996-97, I/1997-98 and II/1997-98 indicating the owners name and flat number which is a credible evidence of having completed the flat under reference prior to 28.2.1999. Accordingly, the Monitoring Committee decided to accept the property tax demand card as

evidence of having completed the building prior to 28.2.1999 and decided to regularise the individual flat subject to remittance of balance Reg. fee and other applicable charges.

Agenda Item No.49.25 CMDA – Reg. Unit – Reg. MSB Dn. – Regularisation of BF+GF+4F+5th floor part Industrial building at New D. No. 1057 (Old No. 536) Plot No. 5, Venkatesa Perumal Nagar, Poonamallee High Road in S.No. 2/13, Block No. 8 of Arumbakkam Village, Chennai - Appeal petition against rejection received – Subject placed before the Monitoring Committee for suitable decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of BF+GF+4F+5th floor part Industrial building at New D. No. 1057 (Old No. 536) Plot No. 5, Venkatesa Perumal Nagar, Poonamallee High Road in S.No. 2/13, Block No. 8 of Arumbakkam Village, Chennai as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.26 CMDA – Reg. Unit – MSB Reg. Division – Regularisation of GF+3F+4th Floor Part Shops cum lodge at an MIG Plot No.1/422, New No.25, Valaiaipathy Street, Mogappair East – S.No.314 part Mogappair Village, Chennai – Rejected – Appeal petition against rejection – Subject placed before the Monitoring Committee for decision – Regarding.

Minutes The Monitoring Committee on going through the file resolved to recommend rejection of the appeal to the Government for the Regularisation of GF+3F+4th Floor Part Shops cum lodge at an MIG Plot No.1/422, New No.25, Valaiaipathy Street, Mogappair East, S.No.314 part Mogappair Village, Chennai as the appellant has not furnished any credible evidence including the property tax assessment working sheet for the period II/1998-99 or prior to prove that the building was constructed prior to 28.2.1999.

Agenda Item No.49.27 CMDA – Reg. Unit – Reg. MSB Dn. – Regularisation of unauthorised/deviated construction of BF+GF+3Floors+4th floor part and 5th floor part of Commercial building at No.44, K.B. Dasan Road, Chennai - Evidence examined and placed before Monitoring Committee – Evidence accepted by Monitoring Committee – Reg. Demand Notice sent on 20.12.2012 - Appeal against the demand notice – Placed before the Monitoring Committee for suitable decision.

Minutes The Monitoring Committee on going through the file observed that earlier the Monitoring Committee in its meeting held on 30.11.2009, accepted that the building had been completed prior to 28.2.1999. Accordingly advise has been sent to the applicant to remit the Reg. fee as per 1999 Reg. rules. The applicant has filed the present appeal against the reg. fee claimed by this office based on 1999 rules. It is to be mentioned that the Hon'ble High Court in its order dt.23.8.2006 upheld the 1999 scheme. Accordingly the Reg. rules and fees of 1999 Scheme only is valid. Hence, the Monitoring Committee resolved to recommend rejection of the appeal made against the demand advise, to the Government pertaining to the Regularisation of unauthorised/deviated construction of BF+GF+3Floors+4th floor part and 5th floor part of Commercial building at No.44, K.B. Dasan Road, Chennai.

Agenda Item No.49.28 Reg. Unit – Processing of Regularisation Applications – Calling for property tax working sheet – Discrepancy in floor area – Subject placed before Monitoring Committee for clarification – Reg.

Minutes The Committee discussed the two issues raised in the Agenda regarding the evidence of having completed the building before 28.2.1999 and difference in the floor area constructed and floor area assessed by the Local Body.

- i) The Committee suggested that in addition to the evidences as suggested by the Monitoring Committee earlier, the applicant may furnish any other proof/evidence of having completed the building before 28.2.1999. The evidences furnished by the public shall be placed before the Monitoring Committee for suitable decision.
- ii) Regarding the under assessment by the Local Bodies, the Monitoring Committee observed that earlier the Committee has considered few such cases for regularisation subject to the condition that the applicant shall re-assess the building and remit the arrears from II/1998-99 till date.

Accordingly, the Monitoring Committee resolved that wherever the applicant furnishes credible evidence to prove that the building is completed prior to 28.2.1999 but under assessed than such reg. applications can be considered for regularisation provided the applicant re-assess the building and remit the arrears till date.

Agenda Item No.49.29 CMDA – Reg. Unit – Disposal of Regularisation Applications as on 31.05.2013 – Placed before the Monitoring Committee meeting for information.

Minutes Recorded

Agenda Item No.49.30 CMDA – Enforcement Cell – Issue of Completion Certificate for obtaining service connections – Details placed before the Monitoring Committee for information.

Minutes Recorded.

Agenda Item No.49.31 CMDA – Enforcement Cell – Survey report on the buildings abutting Lattice Bridge Road in Adyar and Thiruvanmiyur area – Report received from Corporation of Chennai – Placed before the Monitoring Committee for information

Minutes The Committee on going through the survey report furnished by Corporation of Chennai with regard to L.B. Road at Adyar and Thiruvanmiyur decided that all the Multi-Storeyed Buildings mentioned in the report shall be inspected by Enforcement Cell of CMDA and take further Enforcement action.

Regarding other buildings, such as Special Buildings, Ordinary Buildings etc., Corporation of Chennai may take further Enforcement action.

Agenda Item No.49.32 CMDA – Enforcement Cell – Survey Report on Special and Multi-Storeyed Commercial Building abutting II Avenue, Anna Nagar – Report received from Corporation of Chennai - Placed before the Monitoring Committee for information

Minutes The Committee on going through the survey report furnished by Corporation of Chennai with regard to Special and Multi-Storeyed Commercial Building abutting II Avenue, Anna Nagar decided that all the Multi-Storeyed Buildings mentioned in the report shall be inspected by Enforcement Cell of CMDA and take further Enforcement action.

Regarding other buildings, such as Special Buildings, Ordinary Buildings etc., Corporation of Chennai may take further Enforcement action.

Agenda Item No.49.33 CMDA – Enforcement Cell – Revised survey report on Multi-Storeyed Buildings abutting Arcot Road, Kodambakkam area - Placed before the Monitoring Committee for information.

Minutes The Committee on going through the survey report furnished by Corporation of Chennai with regard to Arcot Road, Kodambakkam decided that all the Multi-Storeyed Buildings mentioned in the report shall be inspected by Enforcement Cell of CMDA and take further Enforcement action.

The Monitoring Committee desired that the survey report pertaining to Purasawakkam High Road may be completed early and place it before the ensuing Monitoring Committee meeting.

The Monitoring Committee gone through the details of Enforcement action taken by Corporation of Chennai such as lock and seal notice issued, demolition notice issued, lock and seal and building demolished and recorded.

Sd/-xx

VICE-CHAIRMAN (i/c), CMDA &
CONVENOR, MONITORING COMMITTEE

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PERSONNEL MANAGER (i/c) (REG. UNIT)

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