

**MINUTES OF THE 6th MONITORING COMMITTEE MEETING HELD ON
23/02/07 @ 3.00 P.M. IN THE CONFERENCE HALL OF C.M.D.A.**

MEMBERS PRESENT:

1. Thiru R. Santhanam, I.A.S.,
Vice-Chairman, CMDA.
- 2.. Thiru Rajesh Lakhani, I.A.S.,
Commissioner, Chennai Corporation.
3. Thiru Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
4. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai.
5. Thiru Bholanath, I.P.S.,
Director of Fire and Rescue Services.
6. Thiru Louis Menezes, I.A.S., (Retd.)
7. Thiru M.G. Devasahayam, I.A.S., (Retd.)
8. Prof. Suresh Kuppaswamy,
School of Architecture and Planning,
Anna University.

Leave of absence:

9. Thiru Hansraj Verma, I.A.S.,
Chairman, TNEB
10. Dr. A. Srivatsan,
Architect and Urban Planner
11. Thiru Durganand Balsaver,
Architect and Urban Planner
12. Thiru P.T. Krishnan,
(Architect)

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ITEM NO. 6.1 Confirmation of the minutes of the 5th monitoring committee meeting held on 03.02.2007

Minutes: *Confirmed.*

1. *The Monitoring Committee (MC) took note of action taken on the 62 individual cases. CMDA informed that out of 62 cases, notice for 61 cases has already been sent and one case was pending for want of particulars. The Member-Secretary informed the MC that a number of applicants are now sending their evidence to prove that their building was constructed before 28.2.1999. The M.C. suggested that these cases may be considered if they establish that they have constructed the building on or before 28.2.1999. The MC was also informed that as of now about 1,700 rejection letters have been sent on the applications received under the Regularisation Scheme 2002.*

2. *MC suggested to complete the legal process in respect of buildings which are fully unauthorized and take up a few demolitions before 31.3.2007. The Member-Secretary, CMDA informed that a team of Officers from CMDA has already planned to visit Bangaluru and Mumbai to study the system of demolition and the technical know how, man power required, etc. to get a first hand information. M.C. was further informed that the tender for empanelment of contractors to take up demolition would be shortly finalized; as it is a contract of an entirely different nature, it is being taken to the Authority for approval.*

ITEM NO. 6.2 Discussion on base paper on Enforcement

Minutes: *Deferred for the next meeting*

ITEM NO. 6.3 MSB – Commercial building individual files for decision

Minutes: *Minutes for 50 Regularisation applications is annexed.*

ITEM NO. 6.4 MSB – Tmt. Kaneez Fathima, Joint Inspection on 20.02.2007
Report – Reg.

Minutes: *Deferred for the next meeting.*

ITEM NO. 6.5 FAIRPRO – Seeking of Appointment with M.C.

Minutes:

(a) *The Monitoring Committee gave an opportunity to representatives of FAIRPRO to hear their grievance. The Secretary of the organization, Mr. Prakash Chella explained to the Monitoring Committee the difficulties being faced in getting compliance/completion certificate as stipulated by the High Court for obtaining electricity connection and water and sewerage connection for the new buildings. They requested not to consider minor alterations/deviations made during construction i.e. architectural design, minor changes of column position, some shortage in set back, minor increase in FSI etc., as violation and requested to issue completion certificate. They also represented that because of their not getting the Completion Certificate a large number of people who have booked residential flats are getting affected. Similarly it is adversely affecting the I.T. industry. The Monitoring Committee assured to keep the above in mind while considering the process of simplifying of the procedure setting parametres for issuance of compliance/completion certificate.*

(b) *The Monitoring Committee also informed the FAIRPRO that there may not be a procedural delay because a system of joint inspection of all agencies has been evolved. If an applicant informs the CMDA as and when they are ready for inspection, CMDA will arrange for joint inspection within a week's time along with the concerned agencies i.e. Corporation of Chennai, DF&RS etc., to assess whether the construction fulfils the norms for issuance of Completion Certificate.*

(c) *M.C. further suggested that in the light of practical field level problems being faced with reference to issue of Completion Certificate, CMDA may list out various parameters and the extent of violation which could be condoned without making the building/construction unsafe for issue of Completion Certificate. M.C. noted that the list of 21 items which is being verified at present is for a limited purpose viz., for release of Security Deposit only ; M.C. suggested that it may be worthwhile to look at the major parameters like land use, parking requirement, fire*

safety and FSI restrictions for the purpose of issuing Completion Certificate and categorise the violations as those

- (i) that are against public interest that cannot be condoned at all and*
- (ii) that can be condoned since they are not against public interest provided the safety of the building is not affected by such condonation.*

M.C. wanted CMDA to submit a report in the next meeting after a detailed discussion within CMDA and other concerned agencies.

ITEM NO. 6.6 E.C. – Completion Certificate – Applications from CMWSSB & Report

Minutes: *Deferred for the next meeting.*

ITEM NO. 6.7 M/s. Carborandum Universal Ltd., Pallikaranai Village – Court direction – Placed before M.C. – Reg.

Minutes:

The Monitoring Committee recommended to reject the application and issue notice to restore the buildings to the approved plan. The Committee suggested that a reply on these lines may be sent to Government.

ITEM NO. 6.8 CMDA – Regularisation Scheme – applications with Local Bodies – Disposal of applications – Reg.

Minutes: *Deferred for the next meeting.*

General:

- (i) It was decided that if any application had already been refused/rejected by CMDA, it need not be brought before MC and CMDA may proceed with further action as per law.*

(ii) At the instance of Managing Director, Metro Water who is also a M.C. member,, the issue whether the wording 'water connection' used in the Judgment of the High Court dated 23.8.2006 also includes sewer connection, was discussed. It was clarified that sewer connection is not independent of water connection and accordingly the word water connection would ipso facto include sewer connection.

(iii) The next Monitoring Committee meeting will be held on 7.3.07 at 3.00 P.M. in the Conference Hall of CMDA.