

MINUTES OF THE 63rd MEETING OF THE MONITORING COMMITTEE HELD ON 11.11.2020 AT 11.00 AM IN THE CHAMBER OF PRINCIPAL SECRETARY, HOUSING & URBAN DEVELOPMENT DEPARTMENT & VC (i/c), CMDA AT SECRETARIAT.

MEMBERS PRESENT:

1. Thiru. Rajesh Lakhoni, I.A.S.,
Principal Secretary to Govt. H & UD Dept.,
Vice-Chairman (i/c), CMDA and Convenor, Monitoring Committee
2. Thiru. M.G.Devasahayam, I.A.S., (Retd)
3. Thiru. R. Santhanam, I.A.S.,(Retd)
4. Prof. Suresh Kuppuswamy,
Architect Planner
5. Tmt. Tara Murali,
Architect

Representatives:

6. Thiru. M. Shahul Hameed
Joint Director,
Fire & Rescue Services Department
7. Thiru. Kalidass
District Revenue Officer,
Chennai District
8. Thiru. A.S. Murugan
Executive Engineer / Works,
Corporation of Chennai

Special Invitees:

9. Thiru D.Karthikeyan, I.A.S.
Member-Secretary, CMDA
10. Thiru. N.K.Periyasamy
Chief Planner (APU), CMDA
11. Thiru. C.Prem Ananth Surendran
Chief Planner (Regularisation Unit), CMDA
12. Thiru R. Srinivasan
Senior Law Officer, CMDA
13. Thiru. D.Sabapathy
Deputy Planner, Regularisation Unit, CMDA

14. Tmt. G.Vijayalakshmi
Deputy Planner, Regularisation Unit, CMDA
15. Thiru. S.Vasudevan
Assistant Planner, Regularisation Unit, CMDA

The Principal Secretary, Housing & Urban Development Department and Vice Chairman i/c, CMDA welcomed the members of the Monitoring Committee and invited the views of the committee members.

The Committee observed that while examining the regularisation application virtually, plans / drawings cannot be examined thoroughly and therefore the committee instructed to send the files and drawings to the members for examination before it is placed to the Monitoring Committee Meeting. Further the views of individual members should only be shared by personal mail ID's of members. After examination of files Virtual meeting can be held. In those virtual meeting only members should participate. Further the recordings of meeting need not be recorded digitally, as it will compromise the confidentiality of discussion.

The Committee discussed about the general issues of the Regularisation application applied under section 113- A and observed the following:

- The Committee suggested that the official members of Monitoring Committee as constituted by the Hon'ble High Court order dated 23.08.2006 should attend at the time of convening the Monitoring Committee Meeting. Also, it was suggested that the representative of the Department concerned those who are not in a position to take decision should not be deputed for the Monitoring Committee Meeting.
- The Agenda for the Monitoring Committee Meeting should be sent to the members atleast before 7 days of the proposed meeting.
- The Committee suggested to evolve a mechanism to link non obtaining of fire NOCs with enforcement action.

- The Committee directed the DF & RS Department to insist the building owners to erect boards in a prominent place in the building informing the public about the alternative fire safety measures installed in the building and conditions stipulated in the fire license.
- The DF & RS Department should arrange to erect a display board in the building stating that the building is unsafe and not provided with fire safety measures to create awareness to the public.
- Status of the MSB cases, which are already placed before the Monitoring Committee Meeting shall be placed in the next meeting.
- Status of MSB buildings for which DF & RS Department issued NOCs and list of cases released after placed before Monitoring Committee shall also be furnished to the Monitoring Committee members in the next meeting.
- Six months time may be given to the applicant to furnish the NOCs, Structural Stability Certificate of the building and other particulars as decided in the Monitoring Committee Meeting.
- An Undertaking may be obtained from the applicant to ensure the alternative Fire safety measures in the building.
- Sale of the violated buildings should be stopped in order to avoid complication in the different owners and also to restrict the innocent buyers.
- Collective actions of the departments such as Metro water, TANGEDCO and DF & RS Department should be taken to regularise the violated buildings in order to ensure the spirit of the judgement in the Hon'ble High Court order.
- Action to be taken for setting up Enforcement Group in the Corporation and other Local bodies.
- The Committee suggested that, Director of Fire and Rescue Services has to submit a case study about the possibility of providing Alternative Fire safety measures in about 10 buildings after causing building inspection and also make a presentation.

After detailed deliberation, the following suggestions are made:

1. Every fortnightly, a detailed note and plans for 5 files have to be sent by circulation to the Monitoring Committee Members and to get their feedback by e-mail to the Vice-Chairman (i/c), CMDA & Convenor, Monitoring Committee.
2. As far as Monitoring Committee cleared files are concerned, 6 months time period be given to all the applicants to furnish all compliance certificates. Failing which, appropriate enforcement action would be initiated against such constructions.

AGENDA ITEM NO 63.01	Reg. Unit – Leave of absence at the 63 rd Monitoring Committee Meeting.
MINUTES	Leave of absence was granted to the following members for the 63rd Monitoring Committee Meeting. 1. Thiru. T.N. Hariharan, I.A.S., Managing Director, CMWSSB 2. Thiru.Durganand Balsavar Architect & Urban Planner, 3. Dr.S.R.Masilamani Head of Department, Dept. of Planning, School of Architecture & Planning Anna University, Chennai – 600 025.
AGENDA ITEM NO 63.02	Minutes of the 62 nd Meeting of the Monitoring Committee- Confirmation of the minutes and Action Taken Report (ATR) – Subject placed before the Monitoring Committee.
MINUTES	Confirmed
AGENDA ITEM NO 63.03	Minutes Confirmed
AGENDA ITEM NO 63.04 to 63.12	Deferred

The Committee resolved that, prior clearance of Structural Stability and possibility of alternative fire safety measures should be obtained from DF & RS Department for commercial building before circulating files to committee Members.

Sd/-xxx 27.11.2020
VICE-CHAIRMAN (i/c), CMDA &
CONVENOR, MONITORING COMMITTEE

/TRUE COPY/

Assistant Planner