

Proceedings of the First Public Consultation held on 28.4.2007 under the Chairmanship of Hon'ble Minister for Information and Chairman, CMDA at Presidency Girls Higher Secondary School, Egmore, Chennai – 8.

1. The First Public Consultation was inaugurated by the Hon'ble Minister for Information and Chairman, CMDA at Presidency Girls Higher Secondary School, Egmore, Chennai-8.
2. Vice-Chairman, CMDA welcomed the gathering and informed that the Master Plan-II notified for public consultation is only a Draft Plan and after the public consultation and examining the objections / suggestions the Master Plan-II will be finalised. It was also informed that CMDA has proposed to hold a series of consultative meetings at various locations in CMA and the schedule has already been released in the press. It is also available in the official website of CMDA.
3. The Hon'ble Minister for Information and Chairman, CMDA in his inaugural address briefly stated the salient features of the Draft Master Plan-II, and informed that the Tamil version of the Draft Master Plan-II will be ready shortly.
4. A power point presentation in Tamil explaining the salient features of Draft Master Plan-II was given by Thiru. R. S. Sivasubramaniam, Senior Planner, CMDA. After the presentation the Hon'ble Minister and Chairman, CMDA initiated the discussions.
5. The following are the points that emanated during the public consultation :

	Points raised / Suggestion made	Remarks given
(1) Thiru Mohan, Member of CAG.		
(a)	Appreciated the efforts taken by the CMDA in bringing out the draft Master Plan-II document, the second of its kind in our country in the recent times.	
(b)	The DCR should not form part of the Master Plan and it should be different for different areas.	As per the TN T&CP Act provisions, DCR should form part of the Master Plan. Land use zoning and DC Rules are the major tools of implementation of the Master Plan and regulation of developments. DCR forms part of the Master Plan not only in India, but also in other countries.
(c)	The higher FSI of 2.00 proposed to densify the MRTS corridor will further densify high dense areas and this aspect has to be relooked.	A detailed study – 'Densification of MRTS Corridor Development, 2003', was carried out by CMDA through the consultants M/S. L&T Ramboll Ltd. Taking into account of the recommendations made in the study, this higher FSI along the short stretch of MRTS from LUZ to Velachery is proposed to be tried .
(d)	The 90 days time period announced for public consultation is not sufficient.	As per the provisions of the Town and Country Planning Act, a minimum of 60 days time is to be given for obtaining objections and suggestions. The time limit now given 93 days is more than the min. prescribed. In the case of Delhi Master Plan also 90 days time was given for submitting objections / suggestions.

(e)	There are some factual errors regarding the site identified by TNPCB for the disposal of hazardous waste. The site identified at Melakottaiyur has been dropped and a site at Gummidipoondi has been identified	The latest position in respect of location of site for hazardous wastes will be re-checked with PCB and if any change required in the report it will be made.
(f)	The aquifer recharge area has to be preserved and care should be taken to preserve the aquifer while drafting the special rules for aquifer recharge area.	The Government have lifted the ban on developments in the Aquifer Recharge area after consulting the departments concerned and directed CMDA to draft special guidelines to regulate development in these areas. While drafting the rule, care will be taken to preserve the aquifer recharge potential.
(g)	The venue for the public consultation meeting should be announced well in advance and adequate publicity should be given to the public.	The venue for public consultation will be announced well in advance and wide publicity will also be given in the visual media also, apart from the newspapers.
(h)	There were some problems in accessing the CMDA website and to download the draft Master Plan-II.	On 27.4.2007 there was a problem in the Internet portal and hence the Master Plan-II report uploaded in the official website of CMDA was not reachable. Now the problem has been rectified and the public can easily access the document in the official website of CMDA
(i)	Whether there is any proposal to delete the Section 113 & 113A of Tamil Nadu Town & Country Planning Act.	It is a large legal issue and it can not form part of the Master Plan
(j)	As per CRZ regulations, FSI that prevailed on the date of notification of CRZ regulation could only be applied	Developments in the Coastal Zone in Chennai Metropolitan Area are governed by the Coastal Zone Regulations notified by the Govt. of India. The words "the existing norms on FSI / FAR" in the notification under 6(2) (i) can be taken as existing on the date of issue of permission for a construction and not on the date of notification in the year 1991. There are / were areas in Tamilnadu covered by CRZ, which do not have any Master Plan / Detailed Development Plan or FSI / FAR norms and it doesn't mean that for these areas Master Plan / Detailed Development Plan cannot be prepared proposing FSI / FAR norms, or increasing or decreasing FSI / FAR norms.
(k)	Under the provisions of the 74th Amendment to the Constitution of India, the Metropolitan Planning Committee should take up the task of preparation of the Master Plan.	As per the provisions of the Town & Country Planning Act, it is mandatory that the Development Authority shall prepare the Master Plan and under that provision, the Draft Master Plan-II has been prepared by CMDA. What is stated in the 74th Constitutional Amendment Act is the draft Development Plan and not the Master Plan.

(2) Ms. Pratibha Raman, Journalist

(a)	To solve the traffic and transportation problems in CMA, the auto fare may be subsidized as that of public Bus transport.	The Auto fare cannot be subsidized. A transport system has to be self-sustaining so as to function efficiently.
(b)	The guidelines to regulate the Heritage buildings in CMA should be brought out.	In the Draft Master Plan-II, the special rules for regulation of Heritage Buildings have been included and a repair fund has been proposed to give monetary assistance to the owners of the Heritage buildings.
(3) Dr. A. Srivatsan, Journalist		
(a)	The power point presentation made contained lot of data and the presentation material require modifications highlighting the sector-wise strategies, and proposals to accommodate the future population.	The suggestion is well taken and the Power Point presentation will be modified so that it is more understandable by the general public.
(b)	The chapter on Shelter has not spelt out how the future demands especially the EWS and LIG will be met.	In the Shelter chapter itself, it has been clearly stated that TNHB and TNSCB should concentrate on providing affordable housing for LIG and EWS, since the private sector concentrate only on HIG and MIG housing. The statement made in the Draft Master Plan-II is only a policy statement, which will be translated into action by the sectoral agencies.
(c)	The TDR for slums as done in the case of Mumbai may be tried in Chennai.	According to TNSCB, all the non-objectionable slums had been covered either under Slum Clearance or Slum Improvement programme through which built tenements or land rights conferment had been provided. Remaining slums are either on objectionable areas or high dense ones, which can only be resettled elsewhere, away from the existing objectionable sites. Hence the experience of Mumbai may not be relevant for Chennai. However, TNSCB will be requested to examine this suggestion.
(d)	Land Bank concept for housing may be included.	Creation of 'land banks' for housing in these days of minimal acquisition for public purposes will be difficult. However, TNHB will be requested to examine the suggestion.
(4) A general public from Egmore (name not stated)		
(a)	Tamil version should be made available, so that it is understandable even by the people who don't know English.	CMDA is in the process of translating the whole draft Master Plan-II in Tamil. The brief version of Master Plan-II in Tamil will be made ready in about a week. Action was also taken to publish the full version in Tamil shortly.
(5) Thiru Rajesh from CAG		

(a)	In the ensuing public consultation meetings, the representatives from the sectoral agencies / departments like TNHB, TNSCB, CMWSSB, etc. shall be present.	The suggestion is taken note of. TNHB and Chennai Corporation representatives were present during the consultation. Other agencies will be requested to depute their representatives for the ensuing public consultation.
(b)	The Master Plan and DDPs should be integrated and given in the maps.	The Master Plan and DDPs have already been integrated, and given in the city level maps.
(c)	For the disposal of the Bio Medical waste, two places have already been identified. The same may be included in the Master Plan.	The suggestion is taken note of. In consultation with the TNPCB, the latest proposals, if any, will be incorporated appropriately.

(6) Ms. Karen Coetho, Assistant Professor, MIDS

	The feedback in each consultation should be made transparent and the proceedings of each consultation meeting should be uploaded in the website.	The suggestion is taken note of and action will be taken on the same.
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(7) Thiru Shankar and Thiru Arun from Pasumai Thayagam

	Slum dwellers should not be shifted and they should be allowed to continue in the same site with better facilities. Without the consent of the slum dwellers they should not be shifted from the city.	TNSCB is compelled to resettle the slum dwellers only when they can not be allowed to continue in the present site for the reasons of its objectionable environment, safety etc. (such as river side slums, slums on road lands etc.). Before shifting and providing better accommodation, TNSCB convinces the people and gets their consent.
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(8) Thiru Anuthaman, Professor, Anna University

(a)	Cable car lines may be proposed by connecting the 3 hillocks near Tambaram and Guindy to solve the public transport problems.	The suggestion is taken note of and feasibility will be examined.
(b)	Water management is an important aspect and between Thiruneermalai and Tambaram, there are a number of water bodies which need to be preserved.	All the water bodies as per the revenue record had been zoned in the Draft Master Plan-II specifically as water bodies so that it can not be put to any other use.
(c)	A conservation zone may be introduced in the land use classification to preserve the water bodies and Guindy park	In the Draft Master Plan-II, water bodies, reserved forests, hillocks, swamps, etc. are zoned specifically for the same use so that they cannot be put into any other use and it could be conserved as it is.

(9) A representative from Pasumai Thayagam

(a)	He sought a clarification on tree planting in cases where the trees were cut.	The Highways Dept. ensures that wherever the trees are cut, new trees planted in the adjoining areas. Wherever possible the Highways Dept. re-plant the young trees.
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(10) Thiru Chari

Considering the land cost in the city the minimum plot extent for the residential use may be reduced from the existing 90 sq.m to 80 sq.m

The suggestion is taken note of and will be examined in detail.

The plot frontage may also be reduced.

Considering the side setback spaces to be left for privacy, natural lighting and ventilation, the minimum plot frontage has been kept as 6 metres. However, the suggestion will be examined in detail

(11) Thiru Jayakumar

Whether any change is proposed in respect of private passage width in cases of special buildings

No change to the present regulation in this aspect is proposed.

(12) Thiru Kannappan

(a) The vision may be explicit so that it reaches the mass. The plans may be displayed in all the zonal offices of Corporation also.

The suggestion is taken note of.

(b) Will some of the unauthorized constructions applied under the regularization scheme get benefited, when the Second Master Plan DCR comes into force.

A Repeal and Saving clause has been proposed in the Draft Regulation under MP-II, under which the rules which were in force at the time of completion of these buildings is applicable.

(13) Thiru Kamalakar

The vision should be explicit and the plan should be oriented more towards the needs of IT sector.

The suggestion is taken note of.

TNHB should concentrate on providing housing for MIG.

The Suggestion is taken note of.

Clarification was sought whether the road width was considered while earmarking the areas for mixed residential use zone.

The mixed residential use zone was earmarked taking into account the existing use, suitability and potential for future developments. If a road width is less than 10m, then special buildings will not be permitted. What is expected in such narrow road width areas is to optimize the use; the developers will amalgamate smaller plots to larger ones, leave space for road widening, comply with the rules and redevelop the properties. Zoning as MR will also encourage such redevelopments.

6. The public consultation came to a close at 5 p.m.

Proceedings of the Public Consultation held on 12.5.2007 under the Chairmanship of the Member-Secretary CMDA at Dr. Shanmugam Kumudavalli Kalyana Mandapam at Minjur

1. Chief Planner Thiru N.V. Rakhunath, welcomed the gathering and informed that the Master Plan-II notified for public consultation is only a Draft Plan and after the public consultation and examining the objections / suggestions the Master Plan-II will be finalised.
2. A power point presentation in Tamil explaining the salient features of Draft Master Plan-II was given. After the presentation the discussion was initiated.
3. The following are the points emanated during the public consultation:

	Points raised / Suggestion made	Remarks given
(1)	Thiru Venkatesan, Minjur	
(a)	Whether the Outer Ring Road alignment between Minjur and Vandalur has been finalized. The award of compensation for the land acquisition for ORR should be expedited.	The Outer Ring Road alignment has been finalized and the acquisition is in advanced stages.
(b)	The Minjur eri should be deepened and used for drinking water purposes.	One of the recommendations made in the Draft Master Plan-II is that the water bodies should be desilted and deepened wherever necessary. The Minjur eri has been preserved in the Draft Master Plan-II by earmarking the Minjur eri as water body.
(c)	The rainwater harvesting system should be made mandatory in all the constructions.	As per DCR the rainwater harvesting (RWH) methods is mandatory for all type of constructions. While issuing PP for the all type of constructions, it is ensured that provisions for rainwater harvesting system is made. In the Draft Master Plan-II, Development Regulations also, the RWH is made mandatory and it has been made explicit by incorporating the sketches on RWH.
(2)	Dr. Francis, Minjur	
	The Rountanna proposed in the outer ring road passes through the church and a high school hence he requested to change the alignment.	The petitioner was requested to represent in writing to CMDA.
(3)	Civic Association – Civic Exnora, Madhavaram Milk Colony	

(a)	The Minjur Manali area is connected to the city via Thiruvottiyur High Road which is de tour route and requested to provide a link via Madhavaram milk Colony.	The suggestion has already been taken care of and a new link road has been proposed via Kodangaiyur and Chinnasekkadu.
(b)	Madhavaram tank should be deepend and proper storm water drain system to be developed.	PWD has already initiated to deepen the lakes in CMA to increase their holding capacity. Provision of storm water drain in a particular locality will be dealt in the Investment Plan.
(4)	Thiru. Pandurangan, Councillor.	
	At present there is no proper sewage disposal system in Minjur. The sewer is disposed off in the railway track for which the Railway authorities object. He requested to identify a sewer outfall.	The Master Plan is a policy document and taking cue from the Master Plan the Parastatal agencies have to prepare the Investment Plans. In which such issues will be addressed.
(5)	Thiru. Elumalai, Lions club president	
(a)	Whether the alignment of Outer Ring Road connecting Minjur and Vandallur has been finalized since people face hardships in obtaining planning permissions in the survey numbers affected by ORR.	The Outer Ring Road alignment has been finalized and same has been incorporated in the draft Master Plan II.
(b)	The traffic and transportation in Minjur area has to be improved.	This aspect has already been taken care of in the draft Master Plan II.
(6)	Tmt. R. Eswari Raja, President, Minjur Panchayat Union	
	CMDA jurisdiction may be extended upto Ponneri.	In the draft Master Plan II one of the recommendation made is that the CMDA should examine the proposal for the jurisdiction extension taking into considering the various development aspects.
(7)	Thiru. Dilli Babu, Madaiyur Village	
	Whether there is any road proposal connecting Karanodai to Minjur via Seemapuram	CMDA has no information about it. It will consult High ways Department in the matter.

Thiru. G. Rajendhran, President, Minjur Panchayat informed that he would convene a meeting with the Resident Associations in their jurisdiction and send their suggestions. About 200 No. of general public visited the counter and got clarifications on the land use. The public consultation had come to close at 5 p.m.

**PROCEEDINGS OF THE PUBLIC CONSULTATION HELD ON 12.05.2007 AT MULLAI
THIRUMANA MANDAPAM, MARAN MALIGAI, 199 NEHRU BAZAAR, AVADI, CHENNAI – 600 054.**

The M. Subash Chandira, Chief Planner (Retd.) CMDA, welcoming the gathering explained about the actions taken by CMDA under the First Master Plan including the decongestion measures taken and projects executed. Thiru K. Ravi, Commissioner i/c and Municipal Engineer, Avadi Municipality stated that the Avadi Municipal Corporation area has about 2.5 Lakh population and the Municipality has proposed to improve the infrastructure level by availing the fund assistance under JNURM to the tune of Rs.87.5 Crores. They have sent proposals for improvement of slum areas/ poor areas also to the Government for sanction.

2. A Power Point presentation explaining the salient features of Draft Master Plan-II was made by Thiru R. Sivasubramanian, Chief Planner i/c, CMDA.

3. Vice-Chairman, CMDA expressing his happiness for the turn out of large number of public for the meeting stated that it was the Second meeting of the series conducted by CMDA and about 3 months time is available for the Public to give their suggestions on the Draft Master Plan-II. It may take about six months time to examine all the suggestions received and finalise the Master Plan draft, send it to Government and get its approval.

4. Thiru M. Victory Mohan, Chairman, Avadi Municipality welcoming the gathering informed that a number of projects for infrastructure improvement including Water supply, Sewerage, Slum improvement are proposed to be executed in the Municipality. Under the present Master Plan large areas have been zoned as Institutional Use Zone and as a result of which the Local Body could not issue permission for residential developments therein. In Thirumullaivoyal area there are a number of Industries coming up which are zoned as residential areas in First Master Plan. Mittamallee Village is much away from the Red Hills lake but it has been zoned as 'catchment area restricted for development' in the Draft Master Plan-II. He has requested to provide more residential areas in this Municipality. He also desired that the Local Body Officials may be explained about the fund assistance available under CBED and LAP Programmes of CMDA. He stated that the Avadi is a growing Municipality but in this large Municipality there is no major part maintained by it and there is an urgent need to provide for the same.

5. Suggestions received from the Public and reply given by the officials of CMDA are tabulated below:

	Points raised / Suggestion made	Remarks given
(1) Thiru E.Anbu, President, Avadi Resident Welfare Association		
	In the TNHB developed S&S Scheme, sewage is let into the lake. Storm Water drains do not function properly. Storm Water collection and disposal has been taken over only recently by the Municipality from TNHB. Plastic Wastes also pose major problem and it should be prohibited. Before implementing a new scheme, it may be seen that the existing environment of the area should not get spoiled.	These local problems of maintenance of infrastructure properly have to be attended to by the Local Body concerned.
(2) Pulavar Somusa, Vice-Chairman, Avadi Municipality.		

	To prevent encroachment on the Paruthipattu lake, the S&S Scheme meeting the requirements of EWS people was implemented by Housing Board. But amalgamating EWS Plots, commercial blocks have come up in the area illegally; action against them may be taken.	Vice-Chairman, CMDA clarified that these issues may be brought up in a local grievance day; but not in this meeting. The Local Body is vested with the power to take action against such illegal construction even if it is a Special Building.
(3)	Thiru Boopal – Vice-President, Vasantha Nagar Residents Welfare Association	
	Public purpose sites in the layout areas are converted into other uses and there is no separate land for school, park or temple in his area.	If it is an approved layout; lands in this area should be used only for the purpose for which they are reserved. If there is any illegal conversion or unauthorised construction, Local Body can take action against such development.
(4)	Thiru Palani, District Organiser / Pasumai Thayagam	
	Tamil translation of the Draft Master Plan-II to be published early and adequate time for suggestions / objections given thereafter. Slums should not be shifted. He opposed the acquisition of land for allotment to Multi-National Companies for Industrial developments. He suggested that nature to be protected. The Action Plan for Avadi and Detailed Development Plan prepared for Avadi may be stated.	CMDA officials have clarified that the Master Plan is a policy document and it does not go into the details about the local area problems. Once the Master Plan is approved Action Plans for development and Detailed Development Plan for problematic areas to be prepared based on the policies and strategies arrived in the Master Plan. Regarding other points his views are noted.
(5)	Tmt. Anurekha, & Others, Veltech Group of Institutions.	
	This group of Institutions are located in the area zoned as Red Hills Catchment Area and requested that the lands covered by their Institutions may be classified as a confirming use zone. They also requested that as there are a large number of students studying in their Institutions, the approach roads may be improved.	In the road net work plan which forms part of Master Plan include widening of roads in the area. Allowing developments in the Red Hills Catchment Area is a policy decision to be taken by Government; however their request is noted.
(6)	Thiru Rajagopalan, Defence Colony, Mukthapudupattu.	
	His land lies in the approved layout area, but it has been zoned as Industrial Area in the Draft Master Plan-II.	In an Industrial use zone residential development is permissible. When a layout is approved in Industrial Area, the land use zone in the approved layout is applicable, and hence it is not an objection.

(8)	Er. R. Sriraman, TNHB Welfare Association, Avadi.	
	Metro Water may take over sewerage system in S&S area, so that it does not pollute the lakes. Sewage farms should also be developed in the area so that it avoids pollution to the lakes.	Suggestions were noted.
	Thiru T.G. Pasupathy, Thirumullaivoyal	
	Restriction of development in the catchment area should be removed so that their areas also get developed.	It is a policy decision to be taken by Government as whether to protect the Red Hills Catchment area or not and allow development.
(9)	Thiru K. Thulasi, Councilor	
	Because of the proposed road widening to 18.0 m. in Sekkadu a number of properties will get affected. He requested that link roads may be formed in undeveloped areas than road widening. He desired to know the status of the Regularisation of building and plots in unapproved layouts.	The Officials of CMDA explained about the High Court orders on upholding the Regularisation Scheme, 1999 and quashing the subsequent schemes. His other suggestions for road widening has been noted.
(10)	Thiru V.M.Duraivelu, Ex Chairman, Villivakkam Panchayat Union.	
	He requested that restriction of development in the catchment area be removed and regularisation of plots in unauthorised layouts may be considered.	Allowing developments in the Red Hills Catchment area is a policy decision to be taken by Government. His suggestions are noted for examination.
(11)	Thiru M.G. Mohan, PCC Member, Ramapuram.	
	Public Consultations may be conducted in each village. In their area large chunk of lands are reported as covered by TNHB land acquisition. Since the TNHB is not proceeding with the same the Government should withdraw the layout proposal. When sewage system is proposed to be provided in the residential area of Ramapuram, how can TNHB proceed with the acquisition; it is not possible to acquire. To avoid flooding of the area, a retaining wall may be constructed across Adyar river. Gasified crematoria may be provided for the	It is not possible to conduct Public Consultation meeting in each village. (There are about 214 villages in the Metropolitan Area apart from Chennai City, Municipalities and Town Panchayats). CMDA is conducting Public Consultations at 14 centres covering the Metropolitan Area and these centres are located such that people around can reach easily and participate in the Public Consultations. In addition, as provided in the Act and Rules, public are invited to give the suggestions in writing to CMDA either in person or through post or through E.mail.

	locality. Provision of railway line for the Village may be examined.	Regarding land acquisition by TNHB it is a decision to be taken by TNHB and not by CMDA. He may represent to TNHB. Other suggestions are noted.
(12)	Thiru Muyal Mohan, Councilor, Avadi Municipality.	
	Public purpose spaces handed over to Local Body should be protected by construction of Compound Wall and CMDA should help in funding. In Sitheri, a number of encroachments are there which have to be removed.	Local Body can access CMDA's fund available under CBED programme for this purpose. Regarding removal of encroachment, Local Body may approach the concerned land owning department.
(13)	Tvl. Duraibabu, (Secretary, Maruthi Avenue Association, Paruthipattu), Rajan, Raja Mansingh, (President, Community Welfare Association, Ambattur), R. Gopalakrishnan, (Poonamallee), N. Ananthakrishnan, (Ward Member, Annanur)	
	They spoke about the properties affected by the proposed arterial road connecting Thirumangalam with Outer Ring Road and requested that it may be realigned without affecting the properties they were mentioning.	The alignment of the road was already shown in the First Master Plan and it has been incorporated again in the Draft Master Plan-II. If any development had come up in the alignment, it must be an unauthorised one. However, they were advised to give the representation in writing so that it can be examined.

**PROCEEDINGS OF THE 3rd PUBLIC CONSULTATION HELD ON 19.05.2007 AT
CORPORATION COMMUNITY HALL, TONDIARPET, CHENNAI – 54.**

Chief Planner, Area Plans Unit, CMDA welcomed the gathering and informed that the Master Plan – II notified for Public Consultation is only draft plan and after the public consultation and examining the objections / suggestions, the Master Plan-II will be finalised. It was also informed that CMDA has proposed to hold a series of consultative meetings at various locations in Chennai Metropolitan Area and the schedule has already been released in the Press. It is also available in the official Website of CMDA.

A Power point presentation explaining the salient features of Draft Second Master Plan was presented by Thiru R. Sivasubramanian, Chief Planner i/c, Reg. Unit. CMDA. After the presentation, the Chief Planner, CMDA initiated the discussions.

The following are the major points that emanated during the public consultation.
Points raised / suggestions made:

	Points raised / Suggestion made	Remarks given
(1) Thiru Sivasankaran, Royapuram Welfare Association		
	The number of speed breakers in the main roads should be restricted. A brief note on Master Plan can be made available for a price of Rs.10/- so that public can purchase the book and give suggestions.	The Speed breakers in the main roads have been provided by the Highways / Corporation of Chennai based on the local requirements. Regarding printing of small book it is informed that it may not be possible to provide information in a small book and that is why a brief Second Master Plan both in English and Tamil are supplied for Rs.50/- and Rs.40/- respectively.
(2) Thiru Nithayanandam, Thiruvottriyur, Advocate and Social Worker		
	Brief Note on Second Draft Master plan can be made available at Rs.5/- to enable the public to give suggestions. Location of container terminal should be shifted. A lot of pollution problem in and around of Tondiarpet area should be curtailed.	TNPCB is the Competent Authority to look into the pollution problem. Regarding printing of small book it is informed that it may not be possible to provide information in a small book and that is why a brief Second Master Plan both in English and Tamil are made available for Rs.50/- and Rs.40/- respectively.
(3) Thiru J. Sampathkumar, Nedunchzian Nagar, Tondiarpet		
	Requested to provide bridge near Tondiarpet to cross the railway line and also to avoid traffic congestion. Also a bridge should be constructed near Korrukupet.	It will be taken up with the concerned department / agency.
(4) Thiru Francis, Secretary, Kalmandapam Residents Welfare Association, Royapuram.		

North Chennai has not been given proper importance compared to South Chennai. The issues in the Second Master Plan is only a cosmetic change and not a permanent solution. Zoning system to be revealed properly. A number of industries and cattle sheds in and around residential area should be shifted. There are number of Semi industrial areas which should be delineated as residential area.

Whenever there is a road widening the width of the pavements got reduced which should not be done. Parking of all types of vehicles including two wheelers, four wheelers and trucks, etc., along the road margin should be avoided. Royapuram is already a congested area and the FSI permissible in this area should be reduced. A number of Kalyanamandapams along the Thiruvottriyur area were constructed without any parking facilities. Transshipment of Coal & Iron Ore from Harbour creating a lot of pollution in the entire Tondiarpet area. Hence, suggested to shift the transshipment of coal and iron ore from Harbour to Ennore Port. Subway should be provided near the Stanley Hospital. Railway over bridge should be constructed in the Korukkupet area. Park should be developed in the Tondiarpet area. The garbage disposal facility at Kodungaiyur should be shifted to a distant place. Pollution in the North Madras should be curtailed.

The Second Draft Master Plan put up for Public consultation is only a policy document, which does not include micro level details.

However, his suggestion for traffic movement and environment improvement in the area are taken note of for examination.

(5) **Thiru Parthasarathy, M.D, Dollar Company (P) Ltd.,**

Coal and Iron Ore exported to other countries from Chennai Harbour. During the transshipment a lot of pollution arises which should be avoided. The handling of Coal and Iron Ore from Chennai Harbour should be shifted to Ennore Port.. While approving plan 20% visitors parking should be insisted by CMDA.

The suggestion for shifting of handling of certain goods from Chennai Port is taken note of. Provisions for visitor's parking are proposed in the Draft Master Plan-II.

(6) **G. Muthu, Sundaram Pillai Residents Welfare Association, Tondiarpet.**

A number of Godowns / Storing of Iron and Steel located in this Nagar. Earlier, these area was zoned as industrial area. But subsequently developed as residential area. Hence, requested that all the Iron Ore & Coal godowns should be shifted and this area should be zoned as primary residential use zone.

Request will be examined in detail.

(7) **Dr. Karen Coetho Madras Institute of Development Studies.**

	Though CMDA insist car parking requirement for all buildings, no action taken for providing insufficient car parking for old buildings. Whenever there is a road widening, the pavement invariably get reduced which should not be done.	Multi level car parking in certain locations will solve the parking problems for the existing buildings.
(8)	Thiru Sathyanarayanan, Madavaram.	
	No drainage and water supply facility available in Madavaram. Also there is a lot of traffic problem in Madavaram.	The suggestion is taken note of.
(9)	Thiru Sathyanarayanan, Vyasarpadi	
	Thiruvottriyur High Road should be widened and fly over should be constructed wherever necessary. Density in this area should not be increased and development should be discouraged. Decongestion in North Madras area should be done. Alternative road to Thiruvottriyur High Road should be developed.	The suggestion is taken note of.

**PROCEEDINGS OF THE PUBLIC CONSULTATION HELD ON 19.05.2007 AT SV GANESA
NAICKER KALYANA MANDAPAM, SHOLINGANALLUR**

Welcoming the public to the consultation meeting on the 2nd Master Plan, the Chief Urban Planner (NVR) explained the purpose of the meeting and the Agenda of the meeting. He also informed that the objections / suggestions can be filed with CMDA till 12th July, 2007.

Tmt. S. Chitra, Deputy Planner (DDP) made a presentation on the salient features of the draft 2nd Master Plan with the aid of Power Point presentation. The suggestions / points raised by the public present are given below:-

S. No.	Points raised / Suggestion made	Remarks given
1	Thiru. R. Natarajan, Sholinganallur	
	CMA is comprised in Kancheepuram and Tiruvallur Districts in addition to Chennai Dist. A number of Zonal Offices may be opened by CMDA. Regulatory functions of CMDA may be decentralised. Planning Permissions for developments up to 10000 sq.feet may be delegated to Zonal Offices. Developments may be classified as small, medium and large in terms of its size and time limit for disposal prescribed.	It was informed that the functions of the CMDA have already been decentralised. Various Local Bodies in CMA have been vested with delegated powers to issue PP for smaller developments. Further delegation can be considered after strengthening the town planning capabilities within the Local Bodies. The suggestion to establish Zonal Office will be examined.
2.	Thiru. Sankar, Pallikaranai	
	It was requested to clarify what is meant by Planning Permission and Regularisation. He informed that he could not get correct picture on the approval process.	It was clarified that planning permit means obtaining prior approval before taking up developments such as either subdivision or constructions. Regularisation means post approval when the developments conform to the Rules. Regularisation scheme means the scheme meant for regularizing the developments that took place in violation of rules on collection of prescribed fee. As per the present scenario, the unauthorized developments made before February 1999 and applications made under Regularisation Scheme alone can be regularised under the Regularisation Scheme.

3	Thiru Ravikumar, Nehru Nagar Industrial Estate, Kottivakkam	
	In the 2nd Master Plan, both side of OMR have been proposed as Information Technology corridor. Whether existing industries in that location can continue and whether new factories will be permitted. Whether Housing facilities will be provided as part of industrial layout to serve the housing needs of the workers.	In the IT Corridor, IT activities will be permissible irrespective of the land use proposed. The existing industrial activities can be continued, if the site is zoned for Industrial purposes. New factories will also be permitted in the lands zoned for industrial use zone. It was clarified that those days housing was provided by the public agencies. For example, a new town was established in Manali to provide the housing requirements of the industries located there. Similarly, TNHB is developing housing schemes along the IT corridor. Now private sectors itself coming in a large way in provision of housing and the Govt. play the role of the facilitator in housing.
	He further pointed out that to introduce public transportation based on Mumbai MRTS to help workers and as well as to reduce pollution.	It is proposed to have various mass transportation systems based on the feasibility studies.
	Poor conditions of road was pointed as an impediment for industrial growth	The maintenance of the road is a function of Local Body / Highways Department and it will be informed to them.
	To increase the FSI from 1.5 to 2.0.	It is proposed to increase the FSI to 2.0. in MRTS impacted areas.
4	Thiru. Prem Srinivasan	
	Appreciating the efforts of CMDA, he wondered whether the objective of intensive developments along MRTS corridor by proposing 2 FSI can be achieved, since additional construction might violates the Set Back requirements.	When a building is demolished and reconstructed, it should satisfy all norms including set back. When an addition is made to the existing building, it should also comply with DCR including set back.
	He wanted to extend the MRTS along 'B' Canal	The suggestion is taken note of.
	He wanted to know whether the plots in approved residential layouts can be used for the activity permissible in Mixed Residential Use zone, if the area comes under the Mixed Residential Use zone in the 2nd Master Plan	It was informed that in an approved layout, the activities as per the layout only will be permissible. Only in the approved layout prior to 05.08.'75 and in cases where reclassification made on specific request, the higher order land use will apply.
	To improve environment, green buildings may be encouraged.	Already, few green buildings have come up in the CMA. It is encouraged.

5.	Thiru Venkataraman, Engineer.	
	It is told that about 200 acres along IT corridor has to be acquired by TNHB. Whether Land Acquisition area has been indicated in the Master Plan	As per records in CMDA, no new lands proposed by TNHB in this area. He may check with TNHB about latest developments.
	Whether the 2nd Master Plan have the details of flyovers proposed	It will form part of Action Plan / Project Plans to be prepared by the concerned Agencies.
	To avoid disturbance to the existing people by way of Land Acquisition to the Airport, Greenfield Airport may be thought of by reclamation of sea	The suggestion taken note of.
6.	Thiru Padmanabhan	
	Interests of the middle class people are not addressed. Right to shelter is a basic right. Therefore, he wanted that residential developments should be encouraged	The plan addresses all sections of the people. Adequate land is zoned for Residential developments.
7.	Thiru. Murugan, Secretary, Pallikaranai Residents' Welfare Association.	
	In the surrounding areas of Sholinganallur, there is no Agricultural lands exists and all lands have become unapproved layouts. Therefore, requested to extend the cut off date from 31.12.89 to 2004 or 2005 for regularizing the unauthorized layouts. By ignorance, many houses constructed without any approval and some times in violation of rules. These developments to be regularized.	Recommendation has been made in the draft Master Plan II about this aspect. But, it has to be dealt with and decided separately.
	The Pallikaranai marsh is the second most significant one in the whole of India. Therefore, it has to be protected by constructing compound wall, avoiding dumping of solid waste and to be developed as a greenery to serve as a recreational spot.	It has been notified as forest area. Necessary action to protect the swamp area will be taken by the concerned Department / Agency.
8.	Representative from MCA Nagar, Anand Nagar	

	During 2004 and 2005, the above two Nagars have submerged with chest deep water. These 2 nagars to be safeguarded from the flooding of drainage water from Velacherry, Madipakkam areas	PWD already has plans to alleviate flooding problems in the Velachery / Pallikkaranaï Areas.
	The dumping yard at Perungudi is getting extended which should be curbed by constructing compound wall	Perungudi Solidwaste disposal site belongs to Corporation of Chennai and it has plans to modernize it.
9.	Thiru Mohan Reddy.	
	He wanted the extension of MRTS along 'B' Canal.	The suggestions taken note of
	Increased FSI for residential developments along IT corridor may be given.	IT corridor is meant preferably for IT developments optimizing the infrastructure created and any under use should be discouraged.
10.	Thiru Leo Sundaram, President, Karapakkam Panchayat Union	
	This village is having only 350 acres, out of which 2 industries occupies about 200 acres. Therefore, he wanted more residential areas. He expressed that S.Nos.38 to 86 are fit for residential developments and therefore to be zoned as PR zone instead of Recreational Use Zone.	In the draft Master Plan-II adequate lanes zoned for residential developments (including the village under reference).
	About 500 persons are living on the proposed link road alignment and in view of the existing road net work, the proposed link road is not required.	It is a proposed road in the First Master Plan itself and any unauthorized development in the alignment cannot be recognized. Public interest overweighs private interests. This proposed link road is a must for providing proper road link in the area and cannot be deleted.
	Because of the fast developing IT companies, the Storm water drainage is becoming a problem, which requires proper scheme.	The suggestions taken note of.
	Okkiyam maduvu to be desilted and the pollution of the water body to be rectified	The suggestion is taken note of.
11.	Thiru A. Periasamy, President, Srisai Nagar Association.	

	The Pallikaranai marsh to be the focal point for planning efforts in south of Chennai. The extent of the marsh has now been reduced by segregating it from Perumbakkam. This marsh area to be maintained atleast at present level.	Pallikaranai Swamp area has already been notified as Forest area for protection.
	The solid waste management plan has to be detailed out in the Master Plan taking into account the future growth. He wanted to include the plan for source segregation and various provisions in the solid waste management handling rules	Solid waste collection and disposal is the function of the local body concerned. The Master Plan should not contain the details of day today functions of local bodies. Local Bodies have action plans to tackle this problem.
	The sewerage facility can be done only by the public agencies through centralized systems. So he wanted to cover all the areas with the underground sewerage system	Metrowater in partnership with the local body concerned has proposed to cover the urban settlements in CMA.
12.	Thiru Venkataraman, Engineer	
	Whether the approved residential layout area can be assured that no land acquisition will be done	Not relevant to this public consultation. However, it is clarified that no such exemption can be made, when a land is acquired by Govt. for public cause.
13.	Thiru.Panneerselvam, President, New Kumaran Nagar Association, Sholinganallur	
	Only one link is available between OMR and ECR. There is a need for an additional link. Alternative circulation is to be proposed to solve the traffic jam in the six lane road	A 200 feet wide link is proposed in the plan (retaining the development as proposed in the 1st Master Plan)
	The MRTS can be extended Along the 'B' Canal.	The suggestions taken note of.
	Permission for construction of House is denied in an approved layout(1984) by CMDA	Any Planning Permission Application is decided by CMDA only according to rules and regulations.
14.	Tmt. Rani, Semmenchery	
	Approved layout areas and other residential areas are notified for land acquisition for implementing housing projects by TNHB. There is no logic in TNHB acquiring these areas and sell it somebody else.	She may represent to TNHB. CMDA has no say in the matter.

15.	Thiru S. Ramesh, Vigneswara Nagar, Sholingnallur		
	TNHB has already completed three phase of residential developments. There is no other place available for the existing people to go if these areas are further acquired.	He may represent to TNHB. CMDA has no say in the matter.	CMDA
16.	Thiru Narayanan		
	The work on the OMR commenced long back, but still not completed. The traffic have already reached the forecasted level. In this situation, any alternative or improved idea is in pipeline?	Every effort is being taken by the agency concerned to complete the project quickly.	
	Why the boundary of CMA has not been extended in the proposed Master Plan which is having a perspective of another 20 years time period?	Extending boundary of a Metropolitan area is a separate statutory exercise. It does not form part of any Master Plan.	
17.	Thiru Narasimhan, Pallikaranai		
	Waste from Septic tank is not taken out properly leaving to contamination of Groundwater. Appropriate solution is required. Small solutions can be invented and disseminated	His fear is not well founded. Domestic septic tank organic wastes normally do not have negative impact on ground water.	
18.	Thiru. Srinivasan, Chairman, Construction Workers' Association		
	Due to disposal of waste in 'B' Canal, the aquatic potential has been reduced which affects the poor fishermen living in that area. He wanted to clean the waterways. He expressed that the rural belts are exploited by the Urban / City dwellers by disposing their wastes	'B' Canal is not a fish breeding area. It is only a flood carrier.	
19.	Thiru Srinivasan, Pallikaranai Marsh Protection Force		
	The Master Plan is based on outdated studies More than 30% of the population are poor, whose residential interests are not safeguarded The resettlement of people within CMA is being done in 3 locations which are again in low lying areas CMDA makes Master Plan, but agencies follow different plans of their own	This draft Master Plan-II was prepared based on relevant data required for the purpose and to meet the requirements of all the sections of people of this Metropolis. Based on Master Plan, the agencies prepare action plan and implement the same.	

In Pallikaranai area, 600 acres have been declared as protected forest which is not reflected in the draft SMP.

Forest notification is a very recent one. However, protection of the swamp area is stated in the plan.

Number of written representations also have been received

**PROCEEDINGS OF THE PUBLIC CONSULTATION HELD ON 26.05.2007 AT P.T.
THEYAGARAYAR MANDRAM, G.N. CHETTY ROAD, T.NAGAR, CHENNAI – 17.**

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Chief Planner, Area Plans Unit, CMDA welcomed the gathering and informed that the Master Plan – II notified for Public Consultation is only draft plan and after the public consultation and examining the objections / suggestions, the Master Plan-II will be finalised. It was also informed that CMDA has proposed to hold a series of consultative meetings at various locations in Chennai Metropolitan Area and the schedule has already been released in the Press. It is also available in the official Website of CMDA.

A Power point presentation explaining the salient features of Draft Second Master Plan II was presented by Thiru R. S. Sivasubramanian, Chief Planner i/c, Reg. Unit. CMDA. After the presentation, the Chief Planner, CMDA initiated the discussions.

The following are the major points that emanated during the public consultation.

Points raised / suggestions made:

S.No.	Points raised / Suggestion made	Remarks given
(1)	Ravichandran, Secretary, Sri Devi Colony Residential Association, Dn.122, Zone-VIII.	
	The Draft Master Plan-II presented before the Public is not Public friendly, but it is Builder friendly. CMDA have spoiled the sky scape of city by allowing Multi Storeyed Buildings. A number of unauthorised construction have come up and CMDA have not taken any action. Special Building should not be allowed in 30' Road. Constructions at Usman road to be curtailed. Fire safety measures not properly followed on buildings. Reclassification has been done in K. K. Nagar by converting the land earmarked for Hospital which is not correct. No areas identified for garbage disposal. No sufficient parks provided in this zone. Mixed Residential Use Zone should not be permitted, since at a later stage it will become a commercial area. While considering reclassification, health and environment should be given importance. Developments should be encouraged outside the Chennai City.	The Draft Master Plan-II prepared by CMDA is only Public friendly. It is proposed to allow special building on a 30' road provided the extent of the plot is minimum 5 grounds. Regarding Fire safety, it is mandatory for Multi Storeyed Buildings. CMDA issues Planning Permission for Multi-Storeyed Buildings only after obtaining NOC from Fire Service. Also Completion Certificate is a must for all Special and Multi-Storeyed buildings for obtaining service connections. Hence, it is expected that the builder will not deviate from the approved plan. No single person in CMDA can decide on reclassification. There is a Technical Committee wherein the Officials from Corporation of Chennai, TNPCB and Other Departments are members and it is the Committee's decision based on compatibility and not a single individual Officers decides on Reclassification. After it is cleared by the Technical Committee, it will be placed before the Authority for approval. Regarding Enforcement action, it was informed that CMA has an extent of 1189 Sq.km. and hence CMDA has delegated powers to the Corporation of Chennai and all the Local Bodies in CMA for taking enforcement action on all types of

		buildings. Regarding Open Space reservation for all Layouts and construction proposals exceeding 3,000 Sq.mts. of area 10% O.S.R is mandatory.
(2)	Thiru Chandrasekaran, Dn.125, West Mambalam.	
	Corporation of Chennai and CMDA should be people friendly. It is very difficult to get particulars in the Corporation Zonal Office. An Officer should be made responsible in the Zonal Office for furnishing particulars or receiving complaints from the Public. Zonal Office within the Corporation of Chennai should be made accountable for attending the complaints. Freedom of the Citizen should be ensured in the Second Draft Master Plan. Zonal Citizen Counsel should be constituted. CMDA should be responsible for citizen freedom. T. Nagar and West Mambalam are very crowded and there is traffic problem. It is very difficult to move during emergency. Wherever crowd there is a terrorism. No permission for shops should be given for next 5 years. Master Plan should be prepared for every 5 years and it should be reviewed on completion of 5 years. Corporation Zonal Office should be made responsible for implementation.	The suggestion for making Zonal Office, Corporation of Chennai is a welcome measure which will be taken up with the concerned Dept. There is already a provision for reviewing Master Plan for every 5 years and the suggestion is taken note of. Draft Second Master Plan is a long term broad plan and the traffic problems in specific areas will be attended to through action plans to be prepared as a follow up action.
(3)	Pulavar Murugesan, Secretary, Kodambakkam House Owners Association.	
	TNEB gives power supply to many of the flats without insisting on Completion Certificate from CMDA.	Completion Certificate from CMDA is mandatory for obtaining service-connections only for Special and Multi-Storeyed Buildings.
(4)	Thiru Boominathan, T.Nagar.	

	Kalliamman Koil Street in Virugambakkam should be widened uniformly to a width of 18 mt. Any violator on this stretch should be punished. Two wheelers and four wheelers are permitted in the South Boag Road which adds to the congestion. Parking should be given importance in the Second Draft Master Plan. There is no coordination between the Govt. Departments. For plot subdivided after 1990 latest patta should be insisted whenever the owner applies for Planning Permission to avoid encroachment on the Government land.	The suggestion is taken note of
(5)	Thiru Kuppaswamy, Division 37.	
	No basic facility available in this area. Roads should be improved.	It will be taken up with the concerned Dept. / Agency.
(6)	Thiru Anbumani	
	He is having a plot of 650 Sq.ft. and whether he can get Planning Permission.	The individual shall forward the Planning Permission Application to CMDA through Corporation of Chennai. In such Cases where a clearly demonstrable hardship is caused CMDA or Govt. may consider relaxing the Rule.
(7)	Thiru Ramanujam.	
	The individual has a Plot at Velachery and subdivided unauthorisedly, and would like to know whether he will get approval.	If the sub-division had been made before 28.2.1999 and applied for under Regularisation Scheme it will be considered.
(8)	Thiru Veerasamy.	
	A lot of development for the past 5 years in Usman Road, T.Nagar. Action should be taken on violated buildings. No safety measures in Multi-Storeyed Buildings. CMDA should have a plan for controlling developments in this area. Review to be done. Platforms should not be taken away during road widening. Encroachments should be removed.	Completion Certificate is mandatory for all Special and Multi-storeyed for obtaining service connections. Hence it will be deterrent on the builder to deviate from the approved plan. Regarding widening of Roads & removal of encroachments it will be taken up with the concerned Dept. / Agency.
(9)	Pulavar Namasivayam, Ashok Nagar.	

	Platform should be leveled and made walkable. Road width to be maintained. Encroachments should be removed. Public convenience should be constructed. Parking should be improved. Retaining wall to be constructed in Pulicat lake so that excess water let out by Andhra Pradesh can be stored. Disposal of Sewage into rivers should be avoided. River Adyar to be deepened. Digital Display board should be installed in all Bus-stands.	It will be taken up with the concerned Dept. / Agency.
(10)	Thiru Nataraj, Kodambakkam, Division No.121, Kodambakkam	
	Draft Second Master Plan is not public friendly. Poor Enforcement since there are lot of illegal buildings found in Chennai. Caution Notice to be published about the violators. Visible concrete measures to be mentioned in the Second Draft Master Plan. Service Connections to be disconnected if no Completion certificate is produced. Greater coordination among Government Departments is required. Regarding TDR instead of giving extra FSI in other areas CMDA can consider giving compensations of 1.5 or 2 times of land value in cash	The suggestion is taken note of. Regarding TDR there are two different views about giving extra FSI or equivalent land cost. However, his suggestion is taken note of for examination.
(11)	Thiru Suginder, Dn.118, Varadarajapet, Kodambakkam	
	Community Centre at Trustpuram maintained by TNHB was demolished and converted into commercial complex. Hence it is very difficult for the poor people to do function without a Community Hall. Library should be constructed in this area. The Coovum Channel (Trustpuram) where every one lets the sewage into this channel to be cleaned and maintained by plugging sewage in lots. Lot of mechanic shops and welding shops in this area. They should be removed.	It will be taken up with the concerned Dept. / Agency.
(12)	Thiru Suburaman, Keelambakkam	

	From Tambaram to Keelambakkam there are 5 railway crossings and there is no subway or over bridge. Public has to wait hours together to cross the railway gates. Hence, suggested to construct subway or over bridge atleast in two places. The land use assigned in Ram Nagar is non-urban which should be delineated as primary residential use as number of colonies have developed in this Nagar.	Regarding construction of subway or bridge both State and Central Government Departments have to take a decision. It is also based on the number of vehicles waiting there and frequency with which the road crossing is used. Regarding land use assigned in Ram Nagar, the individual is advised to send a separate objection/suggestion mentioning the S.Nos. and Village name to CMDA for examining in detail.
(13)	Thiru Baliga, Dn.114, Zone VIII	
	A lot of encroachments in Dr. Giriappa Nagar, T.Nagar. Though the original road width is 60' the slum dwellers encroached Road to a larger extent.	It will be taken up with the concerned Department / Agency.
(14)	Thiru K. Ravikumar, Saravana Mudali / St., T.Nagar.	
	Pavement should be maintained and encroachment on the pavement such as TNEB transformer and other structures should be removed. Awareness to be created by CMDA.	It will be taken up with the concerned Department / Agency.
(15)	Thiru Rajendran, Porur.	
	Traffic problem from Porur, Ramachandira Hospital upto Arcot Road Junction Mount-Poonamallee Road should be widened.	It is mentioned that Mount - Poonamallee Road has already been widened by Highways. The structures mentioned are all encroachments for which Local Body has to take necessary action.
(16)	Thiru Theyagarajan, Nerkundram	
	Whether the city is going to be extended.	There is a proposal to constitute one or two Corporations outside the CMA.
(17)	Sivaprasad, T.Nagar.	
	He is having a plot in Kattrambakkam Village and would like to know whether this area is assigned as catchment area.	The Village falls outside CMA and hence DTCP may be contacted.

Proceedings of the Public Consultation held on 26.5.2007 under the Chairmanship of Chief Planner, Area Development Unit, CMDA at Quid-E- Millet Arts College for Men at Velachery Main Road, Medavakkam.

Chief Planner Thiru N.V. Rakhunath, welcomed the gathering and explained the history of Town Planning since 1950s and the need for preparation of Master Plan. He also informed that the Master Plan-II notified for public consultation is only a Draft Plan and after the public consultation and examining the objections / suggestions the Master Plan-II will be finalised.

2. A power point presentation in Tamil explaining the salient features of Draft Master Plan-II was given. After the presentation the discussion was initiated.

3. The following are the points emanated during the public consultation:

	Points raised / Suggestion made	Remarks given
(1) Thiru Chandra Sekar, President, Annanagar Resident's welfare Association, Chitlapakkam.		
(a)	He informed that there are factual errors in the Census enumeration and taking into account the voters lists, natural increase and previous decades population etc. the population of Chitlapakkam in 2001 would have crossed 40,000; but in census it has been enumerated as 26,000. He requested the localbodies to be involved in the census enumeration.	The suggestion is related to Census of India.
(b)	At present in Chitlapakkam area the Resident Association along with the local body have made arrangements for door-to-door collection of garbage. The main problem lies in disposal. He requested to address this issue in the Master Plan -II	This issue has already been addressed in the Draft Master Plan –II. Some of the local bodies have already started identifying land for disposal sites to comply with the G.O.I. directions.
(c)	The sewer collected from the septic tank is disposed in the nearby water bodies. He suggested to have a pucca sewer system for Chitlapakkam area.	In the draft Master Plan-II, a recommendation has been made for extension of the Metro water jurisdictional to cover entire CMA.
(d)	At present Chitlapakkam Town Panchayat is supplying 20 LPCD water which is not sufficient. He suggested to construct Check dams across Palar river	
(2) Thiru Prasanth, Geeta Blue Metal.		
	It was informed that lot of stone crushers exists in Tirusulam area from 1960 onwards and on perusal of draft Land Use Plan for Moovara sampattu village the areas within 500 mts radius from the stone crushers have been proposed for Primary Residential use Zone which is against the court order and requested to rezone this area as Non urban use zone	This standards is stated in the DR itself. It applies to authorized crushers/quarries for examination on its merits. The suggestions is taken note of.

(3)	Thiru. Ram Kumar, Indira Nagar	
(a)	He asked whether the Coastal Zone marked in the draft land use plan for Injambakkam village is to scale. As per the map his site is within 100mts from B'canal where as on site it is away 115 mts.	It was informed that the maps drawn are to scale. The accurate distance have to be checked by field inspection and also with reference to FMB sketches.
(b)	Whether the ban in the Aquifer recharge area has been lifted and if it is lifted can we apply for Planning permission now.	The Government in G.O.Ms.No. 85 H&UD (UDI) Department dated 13.03.2007 lifted the ban in the Aquifer recharge area between Thiruvanniyur and Uthandi and directed CMDA to frame rules for regulation of developments therein. Only after the rules for this area is approved by Government Planning permission can be considered.
(4)	Thiru.Susitha kumar dev, Okkiyam thuraipakkam.	
	He wanted to know the street alignment of MBI Road	The street alignment proposed for MBI Road from GST Road junction to Tamabaram Bye Pass is 30.50 metres and from Tambaram Bye-Pass junction to city limit is 45 metres.
(5)	Thiru. D.S.K. Reddy from Indian Air force	
(a)	In the past TNHB has converted the lakes into House sites and in future such conversion should not be allowed.	In the draft MP11 recommendations has been made for conservation of water bodies.
(b)	He wanted to know why IT concentrate in one particular area and is there any proposal to allow IT Industries all over CMA.	Even now I.T. Buildings are permissible in any where within CMA, subject to compliance of prescribed rules.
(6)	Thiru. Balachandran from Madipakkam	
	He informed that the third State Finance Commission have given broad recommendation on water supply and sewer and the same may be incorporated.	The suggestion is taken note of.

4. A number of individuals represented regarding the rezoning from one use to another use for their individual survey numbers. Their request will be examined based on its merits. About 160 No. of general public visited the counter and got clarifications on the land use. The public consultation had come to close at 5 p.m.

Proceedings of the Public Consultation held on 02.06.2007 under the Chairmanship of Chief Planner, Area Development Unit, CMDA at Valliammal College for Women at Annanagar East.

Chief Planner Thiru N.V. Rakhunath, welcomed the gathering and informed that the Master Plan-II notified for public consultation is only a Draft Plan and after the public consultation and examining the objections / suggestions the Master Plan-II will be finalised.

2. A power point presentation in Tamil explaining the salient features of Draft Master Plan-II was given. After the presentation the discussion was initiated.

3. The following are the points emanated during the public consultation:

	Points raised / Suggestion made	Remarks given
1 Thiru. Ramanujam, Retired Senior Planner, CMDA. Resident of Annanagar		
(a)	He explained the salient features of the First Master Plan and informed that the decongestion measures such as shifting of wholesale activities and Moffusil Bus Terminus to Koyambedu, Site and Services scheme, Outer Ring Road and the development of New towns are the outcome of the First Master Plan. Parastatal agencies are responsible for the problems related to the Sewer, water supply and the flood and the CMDA is only the Planning, agency. The Madras Urban Development Project I & II was implemented with World Bank assistance which had improved the infrastructure in CMA and CMDA was the coordinating agency for implementation of MUDP. Chennai city excelled in the implementation of MUDP schemes. Density in Annanagar has increased to a level higher than the existing for which infrastructure was designed, since several G+3 constructions have come up. Because of this there is strain in the infrastructure and adequate provisions have to be made to meet the increased densities.	The suggestions are taken note of.
2 SIDCO Resident's Welfare Association		
(a)	The Eri at Villivakkam has been converted for the development of Villivakkam Phase I - S&S Scheme and now there are nearly about 2500 residence. There are number of developments in and around with no proper storm water drainage facilities. The storm water from this area is drained to the Site and Service scheme area, which is main cause for flooding. These settlements create additional burden on the existing sewerage system in the scheme area. He requested to solve this problem.	The request relates to provide an adequate drainage by the Chennai Corporation.

(b)	A school cum park site in Villivakkam Sites and Services Phase I scheme has been proposed for institutional use zone in the draft Master Plan II and requested to zone the school site as a institutional and park site as Open Space and Recreational use zone.	The suggestion taken note of.
3	The President, Diamond flat Association Annanagar.	
(a)	While executing the major road works , the road is not fully laid to its entire width and the service lines are laid at the side of the actually laid road portion and the remaining portion is liable for encroachments. In order to avoid encroachments the service lines may be taken along the side the of the entire width of the road and the non laid portion of the road may be fenced	The suggestion is taken note of.
(b)	Because of higher land value the FSI may be increased and MSBs may be permitted in Anna Nagar.	MSBs are not permitted in approved layouts consciously since the infrastructure in such areas have been designed for designed population and any increase in the density will strain the available infrastructure. In any approved layout including Anna Nagar TNHB layout, MSB cannot be allowed. Any MSB in approved layout will adversely affect the interests of the individual plot owners . Because of these reasons, it is specifically provided in the DCR itself that MSB's are not allowable in Approved layouts.
4	Thiru. Rama das , Ayanavaram	
(a)	He wanted to know the street alignment for Konnur High Road and when the road will be widened,	The street alignment prescribed for Konnur High Road in draft MP II is 30.5 mtrs. Further action will be taken by the concerned agency which maintains the road.
(b)	At present the people in Villivakkam and Ayanawaram has to use the congested Konnur High road to reach North Chennai. If the ICF Link Road, Pilkinton Road and Constable Road are thrown open for private traffic by getting permission from Railways , the congestion in Konnur High Road can be avoided.	The suggestion is taken note of.
5	Thriu. Ravi, VOC Nagar Resident Association	

	The original width of Otteri Nallah was 100' and the width now has been reduced to 30' due to encroachments and due to this flooding is common in their area .	The suggestion relates to PWD/ CC.
(5)	Thiru. Thangavel, retired C.E.Railways	
(a)	At present the roads and drainages are planned without the details on contour. The contour level map is essential to plan for the drainage system at micro level.	Suggestions are taken note of.
(b)	The human happiness index need to be considered in the vision statement and for each sector the goal for 2026 need to be given	Suggestions are taken note of.
(c)	Irrespective of the road width and number of dwelling units three stroyed structures to be permitted.	
(d)	Water to be supplied through pipe	
(e)	In the traffic congested areas , a policy should be evolved to allow only public mode of transport by introducing Mini Buses, AC buses and the car traffic should be allowed only for important purposes	
(f)	To alleviate the flood problems of Chennai City, the recommendations given in the Mot Mac Donald study should be implemented early.	
6	Thiru Rajaraman, Kolathur	
(a)	The minimum road width proposed in any development should be made as 30' to facilitate the movement of vehicles since the vehicle ownership has become common.	The suggestion is taken note of
(b)	Adequate provision for visitors parking should be made	This suggestion is taken care of in the draft Development Regulation under draft Master Plan II
(c)	All water body should be restored to its original status since they act as flood accommodator	The suggestion is taken note of.
(d)	Now a days Chennai is prone to Earth quakes and care should be taken by suggesting adequate structural measures in permitting Stilted structures since they are vulnerable in earth quake disasters.	
7	Thiru. Chandrasekaran, Anna Nagar	

(a)	Many residential areas have come up along 60' and 80' road and lot of traffic is generated in these main roads. To decongest these roads parallel roads for traffic need to be identified.	In the draft Master Plan II hierarchy of roads have been proposed in such a way that all the feeder and collector roads are connected to the nearest Arterial and Sub arterial roads with in a travel time of 10 minutes at a travel speed of 15 km per hour.
(b)	In the New Avadi Road the trees planted in the median obstruct the light and the branches of the tree should be cut down.	The suggestion is to Chennai Corporation.
(c)	In the transport policy cement concreting of roads should be included for the good maintenance of the road.	This suggestion has already been taken care of in the draft Master Plan II.
8	Thiru. Mathew, Retired C.E. TWAD.	
	The water supply and sewer facilities in rest of CMA shall be improved to accommodate the future needs of the population.	This suggestion has already been taken care of in the draft Master Plan II.
9	Thiru. Rathinam, Retired C.E. Railways and	
(a)	The roads are re laid every two or three years and the quality of the surface of the road is very poor. It should be ensured that the quality of the road should be such that it should be re laid only after 10 years	The draft Master Plan II recommends Cement concreting of major roads for good maintenance.
(b)	Before finalisation of the Master Plan a committee of expert including the NGOs may be formed whom may give valid suggestions.	The suggestion is taken note of. However, any expert or NGO can even now give his suggestions by wiring to CMDA.

About 60 No. of general public visited the counter and got clarifications on the land use. The public consultation concluded at 5 p.m.

PROCEEDINGS OF THE PUBLIC CONSULTATION HELD ON 02.06.2007 AT H.P.M. PARADISE, M.T.

Chief Planner, Area Plans Unit, CMDA welcomed the gathering and informed that the Master Plan – II notified for Public Consultation is only draft plan and after the public consultation and examining the objections / suggestions, the Master Plan-II will be finalised. It was also informed that CMDA has proposed to hold a series of consultative meetings at various locations in Chennai Metropolitan Area and the schedule has already been released in the Press. It is also available in the official Website of CMDA.

A Power point presentation explaining the salient features of Draft Second Master Plan II was presented by Thiru S. Selvakumar, Deputy Planner, CMDA. After the presentation, the Chief Planner, CMDA initiated the discussions.

The following are the major points that emanated during the public consultation.

Points raised / suggestions made:

	Points raised / Suggestion made	Remarks given
(1) Thiru Rajagopal, Ambattur.		
	Ambattur Industrial Estate should also be declared as I.T. Corridor as a number of I. T buildings such as TCS, HCL are functioning. The present Industrial Estate Bus Stand should be shifted to a spacious place.	Ambattur Industrial Estate is already an Industrial area wherein I.T. developments are permissible and hence it is not necessary to declare as I.T. Corridor. The IT Corridor declaration on either side of the Old Mahabalipuram Road (OMR) is proposed to allow I. T. developments in the area irrespective of land use zoning. Regarding the Bus stand, the Local Body to take note of.
	Roads should be maintained in Mogappair and link road should be developed from Mogappair to Poonamallee High Road. Basic facilities should be provided. Unauthorised constructions should be removed.	Adequate linkage through net work of roads proposed in the Draft Master Plan-II. Other suggestions were general in nature and taken note of.
(2) Thiru S. Venkatesan, Secretary, Elango Nagar Makkal Nala Mantram, Padi.		
	The Elango Nagar at Padi does not have proper drainage and water supply system. The under ground water is contaminated by solid waste and iron.	The Commissioner of the Ambathur Municipality explained about their proposal to provide sewerage system covering the entire Municipality.
(3) Thiru P. Vijayaraj, Padikuppam Road, Five Star Apartment Association		

	No Metro Water connection available in this area inspite of the fact that the CMWSSB Water pipe passes through this area. There are 168 houses and no drainage facility available. The High Tension Line passes through this area should be shifted. Garbage disposal yard to be developed.	The Commissioner, Ambattur Municipality stated that detailed project report for providing water supply by CMWSSB will be finalized before 15.06.2007. Also action is being taken by CMWSSB for providing under ground drainage.
(4)	Thiru Uma Kannan, Councilor, Ward No. 32, Ambattur Municipality.	
	Ambattur Municipality should be included in the Chennai City. During rainy season there is no proper drainage for letting out the excess rain water.	A Committee is constituted by the Government to examine the proposal of extending the City limit or to constitute two or three more Corporations. Rainwater Harvesting has to be done by the individual owners so that there may not be any excess water to be let out. It was also informed that PWD has proposed to alleviate flooding problems in the area and once land acquisition is completed, they will execute the project.
(5)	Thiru P.K. Moorthy, Councilor, Ambattur Municipality.	
	Roads within Municipality should be developed. The Road from Lucas TVS upto Thirumullaivoyal is in a very bad shape.	The suggestion taken note of.
(6)	Thiru Varadachari, Athipattu.	
	There was a proposal to lay a road in S. No.444 but so far no acquisition is done in the past 30 years. Also there are lot of houses already constructed in this land and it is not known what action will be taken by the Government.	The arterial road proposed in the First Master Plan to a width of 200' is continued in the Draft Second Master Plan also. It is a road necessary to solve traffic problems in the area. Concerned Department will be requested to take early action for acquisition and forming the road.
(7)	Thiru Gajapathy.	

	In an approved layout at Puzhal the area earmarked for park has been sold for some other purpose.	It is informed that the layout might have been approved by D.T.C.P prior to 1975. If any such unauthorised conversion has occurred the individual may represent to the Local Body, so that they can verify their records and take necessary action. As per present procedure layout will be approved only after handing over of parks, play ground and roads to the concerned Local Body.
(8)	Thiru Viswanathan, Padi.	
	Under ground drainage is not available in this area. Also traffic congestion.	Remarks in Item No.2 above may be seen.
(9)	Tmt. Parimaladevi, Ayapakkam	
	In Ayapakkam because of the Dumping yard smoke is a nuisance. Also ground water is polluted .	Local Bodies are taking action to locate the solid waste disposal sites and scientific land fill sites.
(10)	Subramaniam, Elango Nagar	
	There is no under ground drainage in Dr. Moorthy Nagar. Also no water supply available in this area.	Remarks in Item No.2 above may be seen.
(11)	Thiru Purushothaman.	
	The area has been declared as Residential area. But a number of leather companies have coming up in this area which are nuisance to the residents. He has requested to declare as Residential areas or Primary Residential area.	The applicant was requested to check with the land use proposed in the Draft Second Master Plan-II, and if he is aggrieved he may give representation to CMDA which will be considered on its merits.
(12)	The President, Dinesh Nagar Residents Welfare Association, Dinesh Nagar, Melayanambakkam, Ward No.1, Thiruverkadu.	
	There are at present 500 plots in this Nagar when the residents applied for Planning Permission it was stated that a proposed 400' road is proposed in this area and Planning Permission is not issuable. There is no proper drainage system for letting out excess Rainwater and hence Storm Water Drain should be constructed in Ward No.1,2,3,4 & 5 for a stretch of 3 to 5 Kms.	Arterial road (200 feet width) is proposed to connect Thirumangalam Junction in A. A.Nagar with Outer Ring Road and it is required to complete the road net work. As regards Storm Water drains it is provided by the Local Body concerned and they may take up the matter with the Local Body.
(13)	Thiru Moorthy, Ambattur.	

	Lot of encroachment in Govt. Poramboke land. The lakes are not properly maintained and all lakes are polluted. In addition lot of encroachment in the lake area	In the Draft Maser Plan all water bodies are zoned specifically for that purpose and encroachments were not recognised.
(14)	Thiru Sundarm, Marxist Party, Ambattur.	
	First Master Plan prepared for the year 1971-1991 and Second Master Plan for the period 2005-2026. It is not known what was the Master Plan implemented between 1991 – 2006. No coordination between Government agencies. No action plan specified in the Second Draft Master Plan.	As per Section 32 of the Act, until a Master Plan is superseded by another Master Plan it is in force. Legally the First Master Plan is in force till this date and it will be superseded by the Second Master Plan which is under Public Consultation. When the concerned Departments / Agencies prepare their action plans / schemes, they take into account of the Master Plan proposals and act accordingly. There is adequate coordination among the Govt. agencies who deliver public service in urban developments.
(15)	Thiru Sridhi, Thiruverkadu, Ward No.11	
	No Telephone facility provided in this area.	It will be taken up with the concerned Dept. / Agency when he represents in writing to CMDA.
(16)	Thiru Pandurangan, Thiruverkadu.	
	The houses in the TNHB Scheme at Ayapakkam let out the drainage water in the Kolladi which should be avoided.	Public should take up the matter with the Avadi Municipality through the concerned Local Body, since the sewerage system provided in the TNHB area at the location is maintained by the Municipality.
(17)	Thiru Devaraj, Ward No.21, Patravakkam, Ambattur.	
	No basic facility provided in this area. No water Supply facility provided by the Local Body.	Commissioner of the Municipality explained about the action taken by it.
(18)	Thiru P. Vadivel, Anna Nagar (West)	

	It is proposed to extend the MRTS from Velachery to St.Thomas Mount then upto Villivakkam. It is suggested that in the first instance MRTS may be extended up to Villivakkam and priority should be given to this stretch.	It is proposed to introduce Metro Rail for Chennai and the alignment passes through the IRR from Guindy up to Anna Nagar. It will be taken up for implementation shortly.
(19)	Thiru Raman, Councilor, Ward No.6.	
	200' NH Bye pass road is crossing through the area. Whether service Road will be provided on both sides of the proposed road.	The proposed road is laid by National Highways and there will be service roads on both sides of the Road; crossings at regular intervals are also proposed.
(20)	Thiru Anja Santhanam, Councilor, Ward No.4	
	In adequate water supply and no basic facility provided in this ward.	The Commissioner Ambattur Municipality replied that it is proposed to implement the new water supply scheme which will cater to this area also.

**PROCEEDINGS OF THE PUBLIC CONSULTATION HELD ON 09-06-2007 AT SUMATI VISHAAL
KALYANA MANDAPAM, DURAISAMY MUDALIAR STREET, KUNDRATHUR, CHENNAI – 600 069.**

The Chief Planner welcomed the gathering and briefly explained about the importance of the Public Consultation and requested Thiru V Kumar, Assistant Planner, CMDA to make presentation about the Draft Master Plan –II

Thiru V Kumar, Assistant Planner explained about the salient features of the Draft Master Plan-II, strategies proposed and about the changes proposed to be made in the Development Regulations.

Thiru K Manoharan, Chairman, Kundrathur Panchayat Union explained about the purpose of the meeting and requested the general public to give their views about the Master Plan.

The following were the suggestions made by the Public, and explanations given by the officials of CMDA who were present.

S.No.	Points raised / Suggestions made	Explanations given
1	Thiru K Elumalai, Erumaiyur	
	He informed that lands in Erumaiyur Village are in active cultivation and the villagers are afraid that their lands may be acquired for residential neighbourhood development, since this area is zoned as Primary Residential use zone in the Draft Plan.	It was clarified that taking into account the future requirements, lands have been zoned in this village for Primary Residential and Mixed Residential use zones. Also these lands are not proposed for acquisition and they need not fear about it. Depending on the demand the land owners themselves will convert into residential site with due approval from CMDA for layout development.
2	Thiru K.Ekambaram, Vice-President, Kundrathur Town Panchayat	
	He suggested that lands in the villages may be zoned for residential use.	All lands within the jurisdiction of the village can not be zoned as residential use unless there is a demand to accommodate future population in that area. Lands which have been zoned as Non-Urban use could be rezoned after review say about 10 years depending on the demand. Lands have been zoned contiguously for urban development for efficient use of it considering economy in provision of public infrastructure.
3	Thiru P Elumalai, Coucillor, Erumaiyur-Naduveerapattu-Vardarajapuram Union	
	He thanked that now the people are clear about the non-acquisition of land in his villages. He stated that the villages were sleepless for the last one-week fearing that their lands may be acquired.	His statement is recorded.
4	Thiru Thirunavukkarasu, Gerugambakkam village	

	He requested that all lands in his village may be zoned for Primary Residential use and other urban uses.	Please see the remarks in Item (2) above.
5	Thiru K Subramani, Sambantham Nagar, Kundrathur	
	He stated that he could not obtain the document for his plot registered from the Registration Department	It was clarified to him that such instances occur because of the plot registered is lie in an unapproved layout.
6	Thiru Chandrasekaran, Kundrathur	
	He enquired about the proposed widening of Kundrathur road to 30 m.	It was clarified that the proposed street alignment for the Kundrathur Road is 30.50m in the draft Master Plan and action will be taken by the Highways Department to widen the same. When a building is demolished and reconstructed or if a building is constructed on a vacant plot, it has to be set backed by leaving space required for the road widening and also Front Set Back as per Development Control Rules.
7	Thiru S Gunasekaran, Anna Nagar, Anakaputhur	
	He stated that Anna Nagar area in Anakaputhur was developed by TNSCB and Lease-cum-Sale agreement has been executed. Even if TNSCB gives NOC the registration department is not accepting documents for registration informing that it is a Government Poromboke land.	It was clarified to him that if a land is a poromboke land as per revenue records and the revenue department communicated to the Sub-Registrar not to register any document therein, he can not register it. The residents may request the TNSCB to get the Govt. land transferred in favour of it and then issue NOC stating that TNSCB has taken over it; then only the land classification as per revenue record will get changed and the Sub-Registrar can register.
8	Thiru K.Ekambaram, Vice-President, Kundrathur Town Panchayat	
	He requested that the cut-off date for regularization of plot in un approved lay out may be extended from 31-12-1989 so that Local Bodies can regularize the plot and unauthorised buildings there in and provide basic amenities in these areas.	In the draft Mater Plan-II, recommendation is made for regularization of such unapproved layouts. Proposal for extension of cut-off date for regularization of plots in unapproved layouts made after 31/12/1989 was also sent to Govt. by CMDA.
9	Thiru M.R.Srinivasan, President, Mangadu Town Panchayat	

	In Mangadu village Pattas were issued in the Natham land during 1996 itself. Roads are also been widened to 10.00m in the above lands. Special buildings may be permitted in these lands.	It was clarified that if the applicant possesses absolute patta (not mentioning that the land is a Natham Poromboke or any Poromboke land), then CMDA can consider issue of Planning Permission for Special Buildings subject to satisfying Planning Parameters.
10	Thiru K Subramani, Sambantham Nagar, Kundrathur	
	He stated that except for 2 plots all other plots in Sambantham Nagar un approved lay out made in the year 2000 were regularised. When they approach for regularization of remaining 2 plots Local Body is stating that they could not consider.	As per the High Court's order only those plots in layouts, which have been made prior to 28/02/1999 could be considered for regularization, if they had applied under the Regularisation Scheme.
11	Thiru D Nagappan, Anna Rice mill, Kundrathur	
	1. He requested that the Master Plan may be put up in the web-site. 2. He suggested that the Bye-Pass road may be considered instead of widening the Kundrathur Road near the Bazaar, by taking the Bye-Pass by the side of the High School through Erikkarai PWD Road where Govt. lands are available. 3. He welcomed the proposal of forming new Corporations to improve infrastructure levels in the sub urban areas.	Before releasing the printed (Tamil & English) copies of the Draft Master Plan –II, these reports have been uploaded in the official website of CMDA so that it can be viewed and downloaded free of cost by the general public. Regarding the suggestion about the Bye-Pass road skirting the congested Bazaar area and deleting the street alignment for this stretch, it was informed to him that his request will be examined in detail and appropriate decision will be taken.
12	Thiru G.Savarimuthu, Little Flower School, Kundrathur	
	He stated that the school authorities have about 50 cents of land in an unapproved lay out which was made after 31-12-1989. He desired to know whether school building can be constructed there in with permission.	It was clarified to him that unless the plot/land is regularisable, Planning Permission can not be issued and the clarification given about regularization of plot in unapproved lay outs made after 31/12/1989 applies to his case also (Please refer Item-8 above).

Representations from the General Public have also been received.

Proceedings of the Public Consultation held on 9.6.2007 under the Chairmanship of Chief Planner, Area Development Unit, and CMDA at Yovan Church Complex, Poonamallee

Chief Planner Thiru N.V. Rakhunath, welcomed the gathering and explained the need for preparation of Master Plan and its importance in the orderly growth of the city. He also informed that the Master Plan-II notified for public consultation is only a Draft Plan and after the public consultation and examining the objections / suggestions the Master Plan-II will be finalised.

2. A power point presentation in Tamil explaining the salient features of Draft Master Plan-II was given. After the presentation the discussion was initiated.

3. The following are the points emanated during the public consultation:

	Points raised / Suggestion made	Remarks given
(1) Thiru J. Winford, Councilor, Poonamallee		
(a)	He stated that at present the Local Bodies are delegated powers to issue PP only for ordinary buildings and requested to give delegation of powers to Local Bodies to issue PP for other types of buildings also.	The Local bodies are delegated powers to for issuance of PP for (a) category of activities under DCR including ordinary buildings. For other category of buildings, which are of higher order, the Local bodies do not have adequate technical man power to process the PP cases, and hence powers were not delegated for the present.
(b)	For S.No. 505 Town Survey was done in the year 1900 during the British Regime as per the Ryathuvari account 34 hectares in this S.No. is classified as Cheri Natham as per the Town Survey there are 1300 survey numbers in Poonamallee Village which is not reflected in the First Master Plan as well as Second Master Plan land use maps.	Based on the Litho Maps the First Master Plan and Second Master Plan base maps have been prepared. The litho maps were published in the year 1931, which is subsequent to the said Town survey. The Councilor was requested to produce the latest approved with subdivision details if any duly authenticated by Deputy Tasildhars. FMB for S.No. 595 for incorporation in the draft M.P.II.
(c)	He requested to classify the Survey Number 595 as Mixed Residential use zone from the proposed institutional use zone in the draft M.P II.	The suggestion will be examined based on its merits, provided patta to prove that it is a private land is produced.
(2) Thiru. Muthu kumar, Thirumazhisai.		
	He informed that he owns a plot in an unauthorized layout laid in 1993; whether it is regularisable.	The plots in an unauthorised layout laid prior to 31.12.1989 are regularisable subject to certain norms and conditions.
(3) Thiru. R. Shankar, Councilor, Poonamallee		
	He wanted to know whether Tamil version of Master Plan is available.	Tamil version of draft Master Plan II has been published and available for sale at a cost of Rs.200. It can also be accessed and down loaded free of cost from the official web site of CMDA.

	In view of developments in the western corridor the jurisdiction of CMDA may be extended up to Sriperampudur.	The suggestion is taken note of.
(4)	Thiru. Panner selvam, Ummananchavadi	
	He informed that Poonamallee Town Panchayat area part of Mangadu village has been included and due to cross jurisdiction problem they have to depend on both Poonamallee Town Panchayat and Mangadu Revenue authorities which creates lot of inconvenience to the public. He requested to sort out this issue.	The subject is related to jurisdiction cross over which has to be sorted out by Revenue department and Directorate of Town Panchayat. He may directly represent to directorate of Town Panchayat in the matter.
(5)	Thiru. Ragu Raman, Poonamallee.	
	He stressed the importance of physical education and requested to earmark specific areas for high-class stadium facilities in consultation with sports development authorities.	Master Plan is a broad land use plan and the suggestion is related to specific allocation of an area for a specific purpose, which will be addressed at the time of preparation of DDPs.
(6)	Thiru. Pari, Poonamallee.	
	He wanted to know whether MSB would be permitted in Poonamallee area.	In the draft Master Plan II it has been proposed to permit MSBs all over CMA including Poonamallee area, provided it satisfies the MSB Rules.
	In view of increasing land cost the FSI should be increased.	There is no change in the current FSI. Since MSBs are proposed to be permitted in rest of CMA higher FSI is allowable in case of MSB developments.

A number of individuals represented regarding the rezoning from one use to another use for their individual survey numbers. Their individual requests given in writing with ownership evidence will be examined based on merits. About 60 No.. of general public visited the counter and got clarifications on the land use. The public consultation had come to a close at 5 p.m.