ABSTRACT

Greater Chennai Corporation - Construction of Pedestrian Plaza at Monegar Choultry (MC) road in Division 51, Zone-V and construction of Pedestrian Plaza at Khader Nawaz Khan (KNK) road in Division-111, Zone-IX under Mega Streets Project at an estimated cost of Rs.46.04 crore under Infrastructure and Amenities Fund - Administrative Sanction - Accorded - Orders - Issued

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Municipal Administration & Water Supply (MC.I) Department

G.O (D) No.179 **Dated 29.03.2023**

சுபகிருது – பங்குனி – 15

திருவள்ளுவர் ஆண்டு – 2054

Read:-

From the Principal Secretary / Commissioner, Greater Chennai Corporation Letter S.P.D.C.No.B1/0865 & 0866/2022, Dated 30.09.2022 & 29.12.2022.

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Order:-

The Principal Secretary / Commissioner, Greater Chennai Corporation (GCC) has submitted a proposal to Government to accord administrative sanction for redevelopment of road and construction of Pedestrian Plaza at Monegar Choultry (MC) and at Khader Nawaz Khan (KNK) road at the total estimated cost of Rs.46.04 crore.

2. The Principal Secretary / Commissioner, Greater Chennai Corporation has stated that the Chennai mega streets project is one of the result areas envisaged under Chennai Partnership Phase-I, 'Program for Results' (PforR). Under PforR, being implemented in association with the World Bank. The target is to develop increased availability of pedestrian-friendly multi-utility streets (Mega Streets) for a length of 11.6km across Chennai in the five-year project period between 2021-26. Within the PforR Mega Streets component, the Year 2 target is implementation of quick win projects of 5km length and the further 6.6km of roads by the 5th year. Quick-win roads of 5.7 km in length, have been identified, and the World Bank team has reviewed the design work for one of the sections in detail, including

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the incorporation of safety and climate change adaptation (stormwater drainage) considerations. The rest of the roads under PforR will be identified subsequently. The details of the roads identified for the quick-win project under PforR, are as given in the table 1.

Table - 1			
Quick win roads			
Sl. No.	**Zone**	**Name of the road**	**Length (in km)**
1	5	Monegar Choultry (MC) road	1.0
2	4	Thiruvottiyur High road and Arunachaleshwar road loop	2.5
3	5	Washermenpet Multi-modal integration connectivity	0.6
4	9	Khader Nawaz Khan (KNK) road	0.7
5	13	Guindy multi-modal integration connectivity including redevelopment of race course road	0.9
TOTAL			**5.7**

3. The Principal Secretary / Commissioner, Greater Chennai Corporation has further stated that out of the aforesaid 5 roads, two roads viz. Monegar Choultry (MC) road in Division-51, Zone-V and Khader Nawaz Khan (KNK) road in Division-111, Zone-IX has been taken on priority as part of the quick win roads.

I. Monegar Choultry (MC) road

Monegar Choultry (MC) road is a busy textile market street, located in a densely populated neighborhood, and has a north south orientation with varying width in different stretches. The initial Right of way (ROW) is 15m from the Cemetery road upto 150m north of the road, after that the road ROW varies from 9m to 12m. The street hosts a range of shops, micro and small manufacturing units, enterprises, street vendors, etc. Currently, the street caters to two-way traffic movement. Street gets pedestrianized during festival season due to heavy footfall of shopper. The road is in close proximity of three metro rail stations.

Considering the existing issues along MC road, a proposal has been prepared which ensures revitalizing and reclaiming the street as a public destination for all, with plazas, landscape areas, organized parking, signage and branding.

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The salient features of the project are as given in the table 2:

Table - 2	
Start Point	Junction of cemetery road
End Point	West Kal mandapam road / BSNL junction
Length	1,000 m
Salient Features	• Fully pedestrianized street • Cobble stoned carriageway • Granite footpath • Mixed flooring (Granite, Paver, Kota stone) at the junctions • New provision of one side Stormwater drain 750mm dia concrete pipe • Architectural post top lightings • Seaters, planters, lighting bollards • Grand entry arch • Dedicated duct for utilities (BSNL, OFC, TNEB) • Rider water and rider sewer lines • CMWSSB work for new inceptor along MC road and on the adjacent streets • Junction improvement • Landscaping design (creeper wall, pergolas)

II. Khader Nawaz Khan (KNK) road

Khader Nawaz Khan (KNK) road is primarily a premium outing destination with several cafes and restaurants. However, due to the land use, it is rather exclusive and more car centric. The streetscape is dominated by disorganized parking with little to no public space. The pedestrian infrastructure is poor and there are no public amenities.

Considering the existing issues along KNK road, a proposal has been prepared which ensures revitalizing and reclaiming the street as a public destination for all, with plazas, play areas, landscape areas, organized parking, signage and branding.

The salient features of the project are presented in the table 3:

Table-3	
Start Point	Junction of Uthamar Gandhi salai
End Point	Model School road
Length	650 m

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Salient Features	• Cobble stoned carriageway • Granite footpath • Fully pedestrianized street • Rider water and rider sewer lines • Dedicated duct for electricity lines and OFCs • New piped stormwater drain (900mm dia.) • Architectural post top lightings • Seaters, planters, lighting bollards • Visual marker and Entry marker • Play apparatus

4. The Principal Secretary / Commissioner, Greater Chennai Corporation has also stated that in coordination with Chennai Metropolitan Water Supply and Sewerage Board the design and material specification of various components such as water line, sewer line, house connections, etc. have been finalized. Coordination meeting has also been conducted with TANGEDCO officials regarding design and estimates for utility shifting.

5. The Principal Secretary / Commissioner, Greater Chennai Corporation has submitted the proposal to Government with the appraisal report of Tamil Nadu Financial Infrastructure Development Corporation Limited (TUFIDCO) for the construction of Pedestrian Plaza at Monegar Choultry (MC) road and Khader Nawaz Khan (KNK) road. The abstract of the appraised cost is given in the table 4:

Table 4

I	**Monegar Choultry (MC) road**	
Sl. No.	**Description of the work**	**Amount (Rs. in crore)**
1	Work value	17.79
2	Provision for price adjustment clause	1.07
	Base cost of the project (A)	**18.86**
3	Goods and service tax @ 18%	3.39
4	Tamil Nadu Manual Workers General Welfare Fund @ 1%	0.18
5	Contingency expenses @ 2.5%	0.44
6	Project Management Consultancy charges @2%	0.36
7	Quality Control @ 1% on project cost	0.18
8	TANGEDCO – Shifting of existing services	2.82
	Total (B)	**7.37**
GRAND TOTAL (A+B)		**26.23**

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II	Khader Nawaz Khan (KNK) road	
Sl. No.	**Description of the work**	**Amount (Rs. in crore)**
1	Work value	12.86 + 2.31 = 15.17
2	Provision for price a adjustment clause	0.77
	Base cost of the project (A)	**13.63**
3	Goods and service tax @ 18%	2.45
4	Project Management Consultancy charges @ 2%	0.26
5	Quality Control @ 1% on project cost	0.13
6	Tamil Nadu Manual Workers General Welfare Fund @ 1%	0.13
7	Contingency expenses @ 2.5%	0.32
8	TANGEDCO - Shifting of Existing Service	2.88
	Total (B)	**6.17**
	GRAND TOTAL (A+B)	**19.81**

1286.13
231.50
1517.63

6. The proposal of Chennai Mega Streets project was placed before the Infrastructure and Amenities Promotion Committee in its 19th meeting held on 13.06.2022 and the committee resolved to sanction Rs.100 crore for this purpose against the estimated cost of Rs.150 crore. The committee also suggested that the balance Rs.50 crore may be met out from other available source of fund of Greater Chennai Corporation.

7. The Principal Secretary / Commissioner, Greater Chennai Corporation has therefore requested the Government to accord administrative sanction for the following:

i. Redevelopment of road and construction of Pedestrian Plaza at Monegar Choultry (MC) road in Division-51, Zone–V at an estimated cost of Rs.26.23 crore and at Khader Nawaz Khan (KNK) road in Division-111, Zone–IX at an estimated cost of Rs.19.81 crore under Mega Street Projects.

ii. To meet the expenditure of Rs.46.04 crore for redevelopment of the above two roads from the total approved fund of Rs.100 crore under the Infrastructure & Amenities Fund.

iii. To ratify the action of Commissioner, Greater Chennai Corporation in inviting tenders in anticipation of administrative sanction by the Government.

8. The Government, after careful examination of the proposal of the Principal Secretary / Commissioner, Greater Chennai Corporation, accord administrative sanction for redevelopment of road and construction of Pedestrian Plaza at Monegar Choultry (MC) road in Division-51, Zone–V and at Khader Nawaz Khan (KNK) road in Division-111, Zone–IX at the total estimated cost of Rs.46.04 crore of which two-third i.e. Rs.30.69 crore to be met from Infrastructure and Amenities fund and one-third i.e. Rs.15.35 crore to be met by Greater Chennai Corporation's own fund.

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The Government also ratify the action of Principal Secretary/Commissioner, Greater Chennai Corporation in having invited tenders in anticipation of the Government sanction.

9. This order issues with the concurrence of Finance Department vide its U.O No.9777/Fin(MAWS)/2023, Dated.29.03.2023.

// BY ORDER OF THE GOVERNOR //

SHIV DAS MEENA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT

To
The Principal Secretary / Commissioner,
Greater Chennai Corporation, Chennai - 600 003.
The Director of Town and Country Planning, Chennai - 600 107.
The Pay and Accounts Officer (East), Egmore, Chennai - 600 008.
The Principal Accountant General (A&E / (G&SSA),
Chennai–600 009/18.
The Director of Local Fund Audit, Chennai - 600 035.

Copy to:-
The Hon'ble Chief Minister's Office, Chennai - 600 009.
The Senior Personal Assistant to the Hon'ble Minister (Municipal Administration), Chennai - 600 009.
The Senior Private Secretary to the Additional Chief Secretary to Government, Municipal Administration & Water Supply Department, Chennai - 600 009.
The Finance (MAWS) Department, Chennai – 600 009.
The Housing & Urban Development Department, Chennai - 600 009.
The Municipal Administration & Water Supply (Budget / OP.II) Department, Chennai – 600 009.
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// Forwarded By Order //

29/03/2023
SECTION OFFICER

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