

MINUTES OF THE 267TH AUTHORITY MEETING HELD ON 28.10.2021 AT 2.00 p.m. IN THE CONFERENCE HALL OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, THALAMUTHU-NATARAJAN BUILDING, EGMORE, CHENNAI - 600 008.

THE FOLLOWING MEMBERS WERE PRESENT:

CHAIRMAN

THIRU S. MUTHUSAMY,
Hon'ble Minister for Housing & Urban Development and
Chairman, CMDA,
Secretariat, Chennai – 600 009.

MEMBERS

Officers:

1. **THIRU HITESH KUMAR S. MAKWANA, I.A.S.,**
Vice-Chairman (FAC), CMDA.
2. **THIRU ANSHUL MISHRA, I.A.S.,**
Member-Secretary, CMDA.
3. **THIRU HITESH KUMAR S. MAKWANA, I.A.S.,**
Principal Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George, Chennai – 600 009.
4. **TMT. JAYASHREE MURALIDHARAN, I.A.S.,**
Special Secretary to Government,
Industries Department,
Fort St. George, Chennai – 600 009.
(NOMINEE OF PRINCIPAL SECRETARY TO
GOVT., INDUSTRIES DEPT.)
5. **THIRU S. NATARAJAN, I.A.S.,**
Special Secretary to Government,
Transport Department,
Fort St. George,
Chennai – 600 009.
(NOMINEE OF ADDL. CHIEF SECRETARY TO
GOVT., TRANSPORT DEPT.)
6. **The Chairman,**
Tamil Nadu Urban Habitat Development Board,
Chepauk, Chennai-600 005.
7. **THIRU E. SARAVANAVELRAJ, I.A.S.,**
Director,
Town and Country Planning,
CMDA Office Complex,
Koyambedu, Chennai-600 107.

8. **The Chairman,
Tamil Nadu Housing Board,
CMDA Office Complex,
Koyambedu, Chennai-600 107.**
9. **THIRU PRASHANT M WADNERE, I.A.S.,
Additional Secretary to Govt.,
Finance Department,
Fort St. George, Chennai -600 009.
(NOMINEE OF ADDL. CHIEF SECRETARY TO
GOVT., FINANCE DEPT.)**
10. **TMT. M. ILAVENMAL,
Joint Chief Architect,
Public Works Department,
Chepauk, Chennai-600 005.
(NOMINEE OF CHIEF ARCHITECT)**
11. **THIRU R. CHANDRASEKAR, B.E.,
Chief Engineer,
Construction & Maintenance,
Highways Department,
Guindy,
Chennai-600 025.**
12. **THIRU R. JEYARAMAN,
Superintending Engineer,
Greater Corporation of Chennai,
Chennai 600 003.
(NOMINEE OF COMMISSIONER,
GREATER CHENNAI CORPN)**
13. **THIRU M. SEKARAN,
Joint Director of Town & Country Planning,
Anna Salai, Chennai-600 002.**
14. **TMT. N. USHA, M.A., MTP,
Addl Secretary (Tech), H&UD and
MEMBER & CHIEF PLANNER,
CMDA, Chennai-600 008.**

SPECIAL INVITEE

1. **TMT. T. KALAISELVI,
Asst. Env. Engineer,
Tamil Nadu Pollution Control Board,
Chennai.
(NOMINEE OF MS, TNPCB)**

LEAVE OF ABSENCE:

1. **THIRU C. VIJAYARAJ KUMAR, I.A.S.,
Managing Director, CMWSSB,
Chennai-600 002.**

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 11.02.2021 – Subject placed before the Authority for confirmation.

RESOLUTION

CONFIRMED.

AGENDA ITEM NO. 2.1

CMDA – Audit Report and the Annual Accounts of CMDA for the year 2018-2019 – Report received from the Director / State Government Audit of Statutory Board – Subject placed before the Authority for information and adoption

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.2

CMDA – e-Governance – Implementation of e-Services – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.3

CMDA – MPU - World Bank Assisted Tamil Nadu Housing and Habitat Development Project (TNHHDP) Component 2 – Administrative Sanction accorded by the Government – Financial Sanction to be obtained from the Government – Subject placed before the Authority for information - Regarding.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.4

CMDA – Action taken on the minutes of the CMDA meeting held on 11.02.2021 – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 3.1

BUDGET – Chennai Metropolitan Development Authority – Revised Estimate 2020-2021 and Budget Estimate 2021-2022 – Placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal.

AGENDA ITEM NO. 3.2

CMDA – TRUST – Pension Fund liability – Augmentation of fund to Pension Fund Trust – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and accordingly Rs.40 crore to be released for this financial year 2021-22 and the remaining amount to be released consecutively during the next 3 financial years (Rs. 40 Cr. each).

AGENDA ITEM NO. 3.3

CMDA – ADU – I&SM @ Sathangadu – Land allotted to M/s. Steel Authority of India Limited (SAIL) – Excess land identified – Balance cost to be remitted for 1.71 acres – Waiver of interest towards belated payment requested – Subject placed before the Authority for decision.

RESOLUTION

After detailed deliberations, it was resolved to collect the balance land cost of Rs.10,00,350/- for 1.71 acres of land along with 12% interest for the belated payment since 12.10.1989 onwards the date on which the use of excess land by M/s. SAIL was identified.

After collection of the land cost with interest, issue of sale deed for an extent of 37.58 acres of land to M/s. SAIL as requested by them would be considered.

AGENDA ITEM NO. 3.4

CMDA – ADU – New Town Division – Maraimalai Nagar Scheme – Land Acquisition Division – Continuance of staff for one year from, 01-09-2021 to 31-08-2022 – Subject placed before the Authority for approval.

RESOLUTION

After detailed discussions pertaining to identification of vacant lands/plots available in M.M. Nagar, it was resolved to approve the proposal for continuance of 1 post of special tahsildar, one post of data entry operator and one post of office assistant for a period of one year from 01.09.2021 to 31.08.2022.

Further, the following suggestions were also made

1. Updated details on vacant lands/plots in M.M. Nagar to be collected for the allotments of the same.
2. A comprehensive study by engaging consultant to be taken up to explore various modalities of allotment of plots in M.M. Nagar scheme area and also to arrive at an appropriate rate through proper valuation.
3. Action to be taken to remove the encroachments and improve the infrastructure facilities.
4. As M/s. FORD Pvt. Ltd., have shut down their plant operations, necessary action in consultation with M/s. SIPCOT may be taken to get back the entire land early. Further SIPCOT & TIDCO can also be called for a joint meeting, in order to arrive at a feasibility of handing over the unsold industrial plots for their use after following due procedures.
5. Assets Register need to be updated.

AGENDA ITEM NO. 3.5

CMDA – Master Plan Unit – Consultancy study on development of Grid of Road Network Plan for Chennai Metropolitan Area (143 villages + 5 small villages) – Final Report submitted by the Consultant – Recommendations placed before the Authority for approval.

RESOLUTION

After detailed deliberations, the Authority resolved to approve and adopt the proposed Grid of Roads Plan prepared by the School of Architecture and Planning, Chennai for 143 villages + 5 small villages and directed to implement the proposals of new roads / widening of existing roads while approving Planning Permission Applications for buildings, layouts and sub-divisions.

The Authority also directed to initiate action to prepare Grid of Roads plan for the adjoining villages outside the Chennai Metropolitan Development Authority boundary which may fall within the proposed expansion area.

AGENDA ITEM NO. 3.6

CMDA – CW – Circle-I – Construction of New Mofussil Bus Terminus at Kilambakkam - Handing over of 1.50 acres of land to TANGEDCO at free of cost to establish 230/110/11 KV EB Sub Station – Subject is placed before the Authority for approval.

RESOLUTION

Authority resolved to handover the site to TANGEDCO at free of cost. The approximate cost of land as per Government guideline value works out to Rs.4.85 Crores.

AGENDA ITEM NO. 3.7

CMDA – Division I - CW – Puratchi Thalaivar Dr. MGR Mofussil Bus Terminus (CMBT) – Ratification of Rental Lease period of Shops in CMBT from 01.03.2021 to till decision of the ensuing Authority Meeting and decision on renewal of further Lease period - Subject is placed before the Authority for approval.

RESOLUTION

The Authority resolved to ratify the lease period for the shops with 5% enhancement on the existing rent in CMBT from 01.03.2021 to 28.10.2021 and approved to extend the lease period for 3 years from 01.03.2021 to 28.02.2024 or until shifting of bus stand whichever is earlier with increase of 5% on each renewal.

AGENDA ITEM NO. 3.8

CMDA – Construction Wing – Circle-II – “Refurbishment works in East wing of third floor of Thalamuthu Natarajan Maaligai” to the present Architectural Style - Estimates for CIVIL & ELECTRICAL works submitted for according Administrative Sanction – subject is placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the following

1. To accord the Administrative Sanction for Refurbishment works (Civil & Electrical works) in third floor of East Wing of Tower – I to a total value of Rs.1,32,85,000/- (Rupees One crore thirty two lakhs eighty five thousand only).
2. This expenditure can be accounted in RBE 2021-2022.

AGENDA ITEM NO. 3.9

Chennai Metropolitan Development Authority – Area Development Unit – Allotment Division – Sale Deed to be issued for the plots allotted under discretionary quota – Writ Petition filed – Court directed to carryout fresh auction – Allotment cancelled at KWMC Allotment not cancelled at M.M.Nagar and Manali - Allottee requested for Sale Deed for the plots allotted under Discretionary Quota M.M.Nagar – Decision to be taken – Subject placed before the Authority for decision.

RESOLUTION

In view of the judgement of the Hon'ble High Court on 15.12.2014, the Authority resolved not to execute the sale deeds for the plots allotted under the Discretionary Quota by the then Chairman, CMDA. CMDA was directed to decline receiving payment of EMI's from the remaining 11 allottees for whom sale deeds have not been executed till date. In the meantime, CMDA officials shall inspect and ascertain the current status of the allotted plots.

AGENDA ITEM NO. 3.10

CMDA – ADU - Iron and Steel Market at Sathangadu – Improvement required to existing infrastructure viz., roads, water supply, street lights and other facilities – Subject placed before the Authority for Financial assistance and approval.

RESOLUTION

Authority resolved to accord revised approval for sanction for the total estimated amount of Rs.1,192 lakhs to the Market Management Committee at Iron & Steel Market Sathangadu as a onetime assistance and approval for the works to be executed by the CMDA.

AGENDA ITEM NO. 3.11

Chennai Metropolitan Development Authority – Regularisation Unit – Collection of regularisation fee (RF) at the rate prescribed in BRS 1999 scheme – Non - payment by the applicants due to exorbitant fee – Representations requesting for payment of regularisation fee on installment basis – subject placed before the Authority for suitable decision.

RESOLUTION

The Authority deliberated the subject in detail and resolved to address the Government for allowing the applicants to make payment of regularisation fee and other applicable charges in 4 (four) quarterly installments with due interest.

AGENDA ITEM NO. 3.12

Chennai Metropolitan Development Authority – Construction Wing - Circle-I - “Sale of surplus Hard Rock & Excavated Earth on payable basis in the premises of Construction of a New Mofussil Bus Terminus for South bound busses at Kilambakkam, near Vandalur, Chengalpet District in “as is where is condition” through Tender cum Open auction – subject placed before the Authority for Approval and Awarding of tender.

RESOLUTION

After detailed deliberations, the Authority resolved to approve the tender and award the work to M/s. Prayog Projects, Erode to a value of Rs.2,65,95,120/-.

AGENDA ITEM NO. 3.13

MMC – KWMC – Integrated Solid Waste Management – collection and transportation of solid waste at Koyambedu Wholesale Market Complex, (shopping street, truck bays, service street, internal & external roads) in Flower, Fruit, Vegetable and Food Grain Market to the Designated Processing Facility / Transfer Station / Depositing Landfill area of Greater Chennai Corporation – subject placed before the Authority for according Administrative Sanction.

RESOLUTION

The Authority resolved to issue administrative sanction for the solid waste management work to the value of Rs.5.65 Crores and the expenditure shall be met from MMC fund.

AGENDA ITEM NO. 3.14

MMC – KWMC – Modernization of Market Complex – subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal to release a sum of Rs.20.00 crores from CMDA fund to modernize the Koyambedu Wholesale Market Complex including the consultation charges.

AGENDA ITEM NO. 3.15

CMDA - Computer Cell – Creation of new posts and upgradation of existing post for strengthening Computer Cell– Proposal placed before the Authority for approval.

RESOLUTION

The Authority deliberated the subject. The Authority directed the Member-Secretary to revise the proposal and recommend for creation of the posts by surrendering other obsolete posts.

AGENDA ITEM NO. 3.16

CMDA – MPU – Expansion of CMA – To engage retired DRO, and retired Deputy Collector to coordinate with Revenue Department officials for securing required data – Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to approve the proposal to engage Thiru S. Selva Arasu, D.R.O. (retired) and Thiru M. Sekaran, Deputy Collector (retired), initially for a period of six months on pay minus pension basis to attend the works related to delineation of proposed expansion area of CMA.

AGENDA ITEM NO. 3.17

CMDA - CW - Circle-II - Construction of Multi-Storied Office Complex Building at Koyambedu - Work Completed Final Variation Statement – Subject placed before the Authority for approval.

RESOLUTION

As per A.R.No.76/2001 dt.02.02.2001, the Sub-Committee formed already with Chief Engineer, Chief Executive Officer, Member-Secretary and Vice Chairman as Members has full powers to award extra or supplemental items of works to original contractors without call of tenders. Hence, the Sub-Committee is directed to take action on this regard.

AGENDA ITEM NO. 3.18

CMDA – Division II - CW – 2nd wave COVID ‘19 -Downward Revision of rent for the Shops at Chennai Contract Carriage Bus Terminus (CCCBT), Madhavaram Mofussil Bus Terminus (MMBT), Food Grain Market Complex (FGM), Koyambedu Wholesale Market Complex, Lorry Parking Yard and Tower I – Requests received from the Association – Subject placed before the Authority for approval in

(A) Submission to Authority for Waiver off Rent.

- 1. To extend the waiver of the rent for shops at FGM(C&C), CCCBT and Tower I for the period from 10.5.2021 to 05.07.2021(i.e. 2nd wave) May be considered in line with the A.R.No.90/2020 dt.30.09.2020 (as has been done in the 1st wave of COVID-19 due to total lockdown).**

Revenue Loss Rs.40.00. Lakhs +GST 18% (Annexure I)

- 2. To extend the waiver of rent for dormitory shop at KWMC LPY dormitory for the period from 10.05.2021 to 22.08.2021 May be considered in line with the A.R.No.90 / 2020 dt.30.09.2020 (as has been done in the 1st wave of COVID-19 due to total lockdown), since Govt. of TN lift the lock down for dormitory business on 22.08.2021**

Revenue Loss Rs.0.68 Lakhs +GST 18% (Annexure II)

- 3. To extend the waiver of rent for shops at MMBT Inter State Bus Terminus for the period from 10.05.2021 to 22.08.2021 May be considered in line with the A.R.No.90/2020 dt.30.09.2020 (as has been done in the 1st wave of COVID-19 due to total lockdown), since Inter State Transport operation resumed on 23.08.2021.**

Revenue Loss Rs.18.19 Lakhs +GST 18% (Annexure III)

(B) The representation regarding reduction of rent submitted by the Lessee of CMDA schemes during the first wave of COVID-19 was referred to a sub-committee by the Authority on 11.02.2021 to finalise the reduction of rent for CCCBT / MMBT / FGM / KWMC (LPY) shops. On the same grounds the present request for downward revision of rent for the second wave of COVID-19 by the lessee of CMDA Schemes may also be referred to the sub-committee for consideration.

RESOLUTION

The Authority resolved to approve the proposal in A and B.

AGENDA ITEM NO. 3.19

CMDA – Division I - CW – Puratchi Thalaivar Dr. M.G.R Mofussil Bus Terminus – Concessions for Post Lock down period and Rental waiver for shops and lease extension for Advertising agency for Second total Lock Down period due to COVID-19 – Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to approve the following:

- 1) Accept the recommendations of the committee headed by the Additional Secretary (PW) to Government, Finance Department, fixing the percentage of concession on the monthly rent for shops and M/s. Orange Media Solutions, Chennai for post 1st lock down period as per Table-2 of Agenda as below:

Sl. No.	Scheme	Concession period		% of Concession
		From	To	
1.	CMBT Shops	01.10.2020	31.03.2021	50%
2.	CMBT Advertisement Agency – M/s. Orange Media Solutions	01.10.2020	31.12.2020	60%
	CMBT Advertisement Agency – M/s. Orange Media Solutions	01.01.2021	31.03.2021	40%

- 2) Waive the lease rent of shops for the second Lock down period from 10.05.2021 to 28.06.2021 and extend the lease period for Advertising Agency M/s.Orange Media equal to the above period at free of cost at the end of the second term contract period i.e. 14.02.2022.

AGENDA ITEM NO. 3.20

CMDA – Master Plan Unit – Proposal for engaging Under Graduate & Post Graduate students from various Colleges / Institutes as Interns in CMDA with stipend – Subject placed before Authority for suitable decision.

RESOLUTION

After detailed deliberations, the Authority resolved to approve the engagement of interns as proposed but with a direction to limit the internship period to 6 months for the category of graduates and post graduates who have completed their courses within a period of one year of having passed the final exam on the date of applying for internship.

The Authority also directed to prepare a set of guidelines and follow the same during selection of candidates for the internship.

AGENDA ITEM NO. 4.1

CMA – MP - Variation to land use – Proposal for reclassification of land use for the Nursery School site bearing plot No. R-79, Tamil Nadu Urban Development Project (TNUDP) Velachery Scheme, TNHB Colony, Velachery, Chennai in S.No.123 part of Velachery Village, Velachery Taluk, Chennai District, Greater Chennai Corporation Limit to Residential use zone for construction of Residential Building applied by Thiru. A. Pandurangan– Reclassified subject to the conditions - Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 4.2

Chennai Metropolitan Area – Master Plan - Variation to land use – Proposal for reclassification of land use for the land bearing S.Nos.11/1A2,1B,1C & 11/3B and 12/35 of Moonramkattalai Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Town Panchayat limit from partly Agricultural use Zone & partly Water Body into Residential use Zone for developing a residential layout – Authority rejected the proposal – Appeal allowed - Subject placed before the Authority for information.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the variation published in Government Gazette before placing the subject in the Authority. The Authority resolved to rescind the land use variation notification published in Government Gazette dated 23.06.2021.

AGENDA ITEM NO. 4.3

CMA – MP – Variation to land use – The proposal of reclassification for the land bearing Survey Nos. 1372/1A, 1B & 2, 1375, 1378, 1379, 1380/1, 2 & 3, 1382/1 & 2, 1383, 1384, 1385, 1386/1A, 1B, 2A, 2B & 3, 1387/1A, 1B1, 1B2 & 2, 1388/1A, 2A & 2B, 1395, 1396/1, 2A1, 2A2, 2B & 3, 1397/1A, 1B, 2A & 2B, 1399/2, 3B, 4A1, 4A2 & 4B1, 1440, 1441/1, 2, 3, 4 & 5, 1443/1, 2 & 3, 1444, 1445, 1448/1 & 2, 1449, 1450/1, 2, 3 & 4, 1451, 1458 and 1459 of Vallur Village, Ponneri Taluk, Thiruvallur District, Minjur Panchayat Union limit from Primary Residential Use Zone to Special and Hazardous Industrial use zone for construction of Petroleum Oil Terminal with 2500HP applied by M/s. Indian Oil Corporation Limited– Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 4.4

CMDA – APU – Reclassification Dn – Variation to land use – Proposal for reclassification of land use of the Clinic Plot in Plot No. R-99, Ganga Nagar 2nd Main Road, TNHB MUDP S&S Scheme (Phase II), S.No.173/1D2, B.No.3, Maduravoyal Village, Ambattur Tk, Thiruvallur Dt, Greater Chennai Corporation limit from (lying in Primary Residential use zone) to Residential Use Zone for construction of residential building applied by Tmt. Shaik Gousebee - Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the clinic plot forming part of TNHB layout into Residential Use Zone.

AGENDA ITEM NO. 4.5

CMDA – APU – Reclassification Dn – Variation to land use – Proposal for reclassification of land use for the land in Door No.14/15, North Home Lane, Vijaya Nagar 1st Main Road, Velachery comprised in Old S.No.359/25, T.S.No.133, Block No. 169, Velachery Village, Velachery Tk, Chennai District, Greater Chennai Corporation from Mixed Residential Use Zone to Commercial Use Zone for Construction of office and shop building applied by Thiru.N. Sedhumadhavan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.6

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land bearing Survey No. 213/170, 213/171, & 213/172 of Okkiyamthorapakkam Village, Sholinganallur Tk, Chennai Dt, Greater Chennai Corporation limit from Mixed Residential Use Zone to Institutional Use Zone for construction of Training Institute applied by Thiru.Charubala Natarajan (GPA of Thiru. Anand Sahasram) and Tmt. Raji Sahasram – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Institutional Use Zone.

AGENDA ITEM NO. 4.7

CMDA – APU – Reclassification Dn – Variation to land use – Proposal for reclassification of land use for land comprised in D.No.56, Plot No. 2202, 11th Main Road, AF block, Anna Nagar, Old S.No.162/1Part T.S.No.66, Block No. 9A, Naduvakkarai Village, Aminjikai Tk, Chennai Dt, Greater Chennai Corporation limit from Primary Residential use zone to Commercial use zone to construct Office Building applied by M/s. KOG-KTV Food Products (India) Pvt. Ltd., rep. by its Managing Director, K.T.V.Narayanan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.8

CMDA – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey No. 48/4A1 of Seneerkuppam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to construct residential building applied by Thiru. B. Sugumar Balakrishnan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone.

AGENDA ITEM NO. 4.9

CMDA – Area Plans Unit – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land T. S. No. 4/9 and 7/2, Block No. 40, Ward -1, Urur Village, Velachery Taluk, Chennai District, Greater Chennai corporation limit from Institutional Use Zone to Residential Use Zone to construct residential building applied by M/s. Vidhya Vinaya Vinodha School – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the orders issued by Directorate of Tamil Nadu Matriculation Schools in letter dated 19.03.2010 for closing the school and demolition plan issued by Greater Chennai Corporation in letter No.DA/WDCN/13/00528/2020, dated 18.12.2020.

Considering the surrounding developments, the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone.

AGENDA ITEM NO. 4.10

CMDA – Area Plans Unit – Reclassification Division – Variation to land use -Proposal for reclassification of land use for the land in Door No.1 (1A), Besant Nagar 1st Avenue, Besant Nagar, Chennai comprised in Old S.No.116 part, T.S.No.4/1 part, 7/1 part & 8/1 part, Block No.40, ward -1, Urur Village, Velachery Taluk, Chennai District, Greater Chennai Corporation limit from Institutional Use Zone to Commercial Use Zone for construction of office cum shopping complex applied by The Executive Engineer & Administrative Officer, Tamil Nadu Housing Board – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated on the subject. It was noted that there were some objections to this proposal and therefore it was decided to resolve the issue through dialogue with the concerned parties. Till such time, it was decided to defer the reclassification proposal.

AGENDA ITEM NO. 4.11

CMDA – APU – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in S. Nos. 263/1B4, 1B5A, 1B5B, 1B5C, 1B9A1, 1B9A2, 1B9A3 and 263/1B9A4 of Ottiyambakkam Village, Tambaram Tk, Chengalpattu Dt, St. Thomas Mount Panchayat Union Limit from Agricultural Use Zone to Residential Use Zone to sub-divide into residential plots applied by M/s. Fairyland Foundation Pvt. Ltd. represented by director, Thiru. S. Saravanan for themselves and Thiru. D. Ravi & 5 Others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the condition that the applicant has to submit Planning Permission Application for sub-division proposal as the access road width available is 6.7 m i.e. less than 7.0 m as per TNCD&BR 2019. Also, the access road is to be extended through the site and access to the adjoining vacant land has to be ensured during development.

AGENDA ITEM NO. 4.12

CMDA – Area Plans Unit – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in Survey No. 422/1B1 of Perungalathur Village, Tambaram Taluk, Chengalpattu District, Perungalathur Town Panchayat Limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Tmt. R. Vijayalakshmi & 3 others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone.

AGENDA ITEM NO. 4.13

CMDA – APU – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in Plot Nos. 8A & 8B, Nanmangalam Road & Mettu Street, Nemilichery, Pallavaram, Chennai comprised in T.S.No.21, Old S.No.84/2 part, Ward-G, Block No.15 of Nemilichery Village, Pallavaram Taluk, Chengalpattu Dt., Pallavaram Municipal Limit from Water Body to Residential Use Zone for construction of Residential building applied by Tmt. V.Krishnalakshmi – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note that as per Second Master Plan, ‘A’ Register and Litho Map the S.No.84 of Nemilichery Village is classified as pond (Kulam). The Authority was informed that earlier the Reclassification proposal submitted by Thiru.V.Rajendiran at S.No.84/2 part, T.S.No.14 of Nemilichery Village was placed before the Authority meeting held on 11.07.2019 and Authority in its A.R.No.85/2019 resolved to reject as the site is classified as Government Poramboke land. Therefore, the Authority resolved to REJECT the Reclassification proposal.

AGENDA ITEM NO. 4.14

CMDA – Area Plans Unit – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in S. Nos. 48/1A1, 1A2, 3A and 48/3B of Perumalagaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Muncipal limit from Primary Residential Use Zone to Commercial Use Zone for construction of club house and commercial complex applied by M/s. VGN Builders Pvt. Ltd., represented by its Authorized Signatory Thiru. B. R. Nandakumar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority observed that as the Channel lies adjacent to the site under reference on the Northern side, decided to obtain NOC from PWD on inundation point of view and place the subject in the ensuing Authority meeting.

AGENDA ITEM NO. 4.15

CMDA – Area Plans Unit – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in Door No. 24 and 49/24, Gandhi Nagar 2nd Main Road, Adayar comprised in T. S. No. 65/1 and 70/2, Old S. Nos. 9/1pt, Block No. 37 of Kottur Village, Guindy Taluk, Chennai District, Greater Chennai Corporation limit from Primary Residential Use Zone to Commercial Use Zone to construct shop / office building applied by Tmt. Ranganayaki – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.16

CMDA – APU – Reclassification Division – Proposal for reclassification of land use for the land in Survey Nos. 170/10, 11, 12 and 170/13, Old S.No. 170/5A1 of Nandambakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit from Water Body to Residential Use Zone for developing residential building and School building applied by M/s Blue Nile Properties Pvt. Ltd. – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that as per Second Master Plan 2026 and Litho Map, the site under reference lies in water body i.e. Adayar River. The Authority took note of the earlier rejection of the Reclassification proposal by CMDA in its letter dated 24.10.2005 and 05.06.2009.

The Authority also discussed the minutes of the Technical Committee meeting held on 08.09.2021 and resolved to reject the Reclassification proposal for the site under reference for land use from water body to residential use zone for developing residential building and school building.

AGENDA ITEM NO. 4.17

CMDA – APU – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in Plot No.1/2, Dr.Thirumoorthy Nagar Main Road and Dr. Thirumurthy Nagar 1st Street, Nungambakkam, Chennai comprised in T. S. No. 150/11, Old R.S.No.150/1, Block No.22 of Nungambakkam Village, Egmore Taluk, Chennai District, Greater Chennai Corporation limit from Mixed Residential Use Zone to Commercial Use Zone for construction of office building applied by Thiru. M. Vedamurthy – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Mixed Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 4.18

CMDA – APU – Reclassification Dn – Variation to land use – Proposal for reclassification of land use for the land comprised in Old S. No.760/1A & 1C and 763/1A, T.S.Nos.6, 7/3 & 7/6, Ward-C, Block-20 of Madhavaram Village, Madhavaram Taluk, Chennai District, Greater Chennai Corporation limit from Commercial Use Zone to Industrial Use Zone to construct warehouse for storage of chemicals & packing materials with 28 H.P. and 40 workers applied by Tvl. M.Ponnuswamy (for himself and representing M/s. Pon Pure Chemicals india P. Ltd.) and Tmt. Manoranjitham – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority observed that the site comprised of 3 parcels of land lie adjacent to the earlier reclassification lands of the applicant in T.S.No.7/4, 5, 7, 8, 9, 10 & 11 of Madhavaram Village from Commercial Use Zone to Industrial Use Zone for Godown purpose (Storage of Chemicals).

Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Commercial Use Zone to Industrial Use Zone subject to condition that the remarks from Tamil Nadu Pollution Control Board has to be obtained by the applicant while applying for Planning Permission.

AGENDA ITEM NO. 4.19

CMDA – APU – Reclassification Dn – Proposal for reclassification of land use for the land in D.No.22, Plot No. 323, 4th Main Road, Kamaraj Nagar East, Thiruvanmiyur, Chennai comprised in T.S.No. 44, Bl.No. 31, Ward-1, Thiruvanmiyur Village, Velachery Tk, Chennai Dt, Greater Chennai Corporation limit from Primary Residential Use Zone to Commercial Use Zone to Construct Office / Shop Building applied by Selvi. Sahana Chandrasekar and Tmt. Gayathiri Jayaraman GPA of Selvi. Shruti Chandrasekar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 5.1

Establishment – CMDA – Age of superannuation of Government servants increased to 60 years – Orders Issued – Adoption of Government order in CMDA – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.2

Establishment - CMDA – Tamil Nadu Fundamental Rules – Rule 101 (a) – Maternity leave – Enhancement of maternity leave from 9 months (270 days) to 12 months (365 days) Orders issued – Extended – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.3

Establishment – CMDA – RTI Act 2005 – Nomination of Division Heads as Public Information Officers and Unit Heads as Appellate Authorities for various units in CMDA – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.4

CMDA – CW – Circle I - Quality Testing of Ongoing Projects / Recently completed works by IIT, Madras – Work order issued Subject placed before the Authority for Ratification.

RESOLUTION

It was resolved to withdraw the subject from the Authority, since the delegation of powers to meet the expenditure upto Rs.30 lakhs is vested with Member Secretary, CMDA.

AGENDA ITEM NO. 5.5

Establishment - CMDA – Government order issued on enhancing the maximum age limit by 2 years for appointment through Direct Recruitment in Government Services – Orders of Government implemented in CMDA and amendments made in the Service Regulations of CMDA – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.6

Establishment - CMDA – Extension of service of Senior Law Officer in CMDA on contract basis with remuneration of Rs.1,00,210/- per month – Subject is placed before the Authority for Ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1

Establishment - CMDA – Creation of one post of Chief Administrative Officer in CMDA – Subject placed before the Authority for approval.

RESOLUTION

DEFERRED.

The Authority resolved to place the subject in the ensuing Authority meeting in detail.

AGENDA ITEM NO. 6.2

Establishment – CMDA – Filling up the post of Senior Law Officer in CMDA by deputation – Subject is placed before the Authority for Approval.

RESOLUTION

The Authority resolved to fill up the post of Senior Law Officer by deputation.

AGENDA ITEM NO. 6.3

Establishment - CMDA - Filling up of Vacancies for the year 2021-2022 by Direct Recruitment through outsourcing Agency – TNeGA - Subject placed before the Authority for Approval.

RESOLUTION

The Authority resolved to approve the proposal. However, the Authority resolved to fill up the vacancies only in the post of Assistant Planner, Planning Assistant Gr.I through TNeGA and in the post of Driver by CMDA.

**Sd/- M. LAKSHMI,
CHIEF EXECUTIVE OFFICER**

**Sd/- ANSHUL MISHRA,
MEMBER-SECRETARY.**

**Sd/-HITESH KUMAR S. MAKWANA,
VICE-CHAIRMAN (FAC)**

**Sd/- THIRU S. MUTHUSAMY,
HON'BLE MINISTER FOR H&UD AND
CHAIRMAN, CMDA.**

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ADMINISTRATIVE OFFICER (FAC)