

MINUTES OF THE 5th MEETING OF THE MONITORING COMMITTEE HELD ON
03.02.2007 @ 10.00 A.M. IN THE CONFERENCE HALL OF CMDA.

MEMBERS PRESENT:

1. Thiru R. Santhanam, I.A.S.,
Vice-Chairman, CMDA.
2. Thiru Hansraj Varma, I.A.S.,
Chairman, TNEB
3. Thiru Rajesh Lakhani, I.A.S.,
Commissioner, Chennai Corporation.
4. Thiru Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
5. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai.
6. Thiru Bholanath, I.P.S.,
Director of Fire and Rescue Services.
7. Thiru Louis Menezes, I.A.S., (Retd.)
8. Thiru M.G. Devasahayam, I.A.S., (Retd.)
9. Dr. A. Srivatsan,
Architect and Urban Planner.
10. Prof. Suresh Kuppaswamy,
School of Architecture and Planning, Anna University.
11. Thiru Durganand Balsaver,
Architect and Urban Planner.
12. Thiru P.T. Krishnan (Architect) (Leave of absence)

ITEM No.5.1

Confirmation of minutes of the 4th meeting of the Monitoring Committee held on 23.01.2007.

Minutes:- Confirmed.

ITEM No.5.2

Action taken report on the minutes of 3rd and 4th Monitoring Committee meeting – Placed before the Monitoring Committee.

Minutes:- Recorded

ITEM No.5.3:

Minutes of the Sub-committee for data base meeting held on 18.01.07 placed before the Monitoring Committee for information.

Minutes: - Recorded.

ITEM No.5.4

Representation received from foundation for FAIR Practices in property development (FAIRPRO) on the insistence of Completion Certificate placed before the Monitoring Committee for discussion and views.

Minutes:- In view of the specific orders of the High Court order the Committee decided that the request of FAIRPRO is not feasible of compliance.

ITEM No.5.5

Regularisation of MSB Commercial buildings (Reg 1999 Scheme) – Data sheet placed before the Monitoring Committee for discussion and decision.

Minutes:- Minutes for 50 Regularisation cases is annexed.

ITEM No.5.6

Base paper on Enforcement Cell placed before the Monitoring Committee for discussion.

Minutes:- Deferred for the next meeting.

ITEM No.5.7

DCR amendment – Proposal for MSB – IT building – Minimum plot extent

Minutes:-

The Monitoring Committee discussed elaborately the amendments suggested. After considering the various aspects including the viability of availing extra FSI for I.T.

/ I.T.E.S. developments in cases of plots less than 2000 sq. m., the Monitoring Committee recommended that the MSB for I.T./ I.T.E.S. developments may be permitted in the rest of the CMA also bringing down the minimum plot extent requirement from 2000 sq. m. to 1500 sq. m. However, the benefit of additional FSI of 50% over and above the normally permissible may be continued to be given for I.T./ I.T.E.S. development only for plots of the size of 2000 sq. m and above.

ITEM No.5.8

Issuance of Compliance Certificate Placed before the Monitoring Committee for discussion and decision.

Minutes:-

MC took note of the progress made towards the disposal of cases referred by CMWSSB. The Committee approved the suggestion of CMDA that from now on for issuance of compliance certificates, a system of joint inspection may be evolved by CMDA, along with the concerned departments. Inspection may be done in the presence of applicant/builder so that in case of any modification required they may be informed about the same. .

With reference to Para 5(iii) Parameters for Public buildings:- In respect of public buildings outside the Chennai City Corporation, Revenue Department will issue license for public building as per the Public Buildings Act.

General: *The following suggestions made by members were accepted.*

1.Letters addressed to Monitoring Committee may be accepted in CMDA and further action taken as per norms.

2.It was suggested to renumber the agenda items with reference to the no. of the MC meeting. This being the 5th meeting the items may be numbered as 5.1, 5.2 etc.

The next M.C. meeting will be held on 16.02.2007 @ 3.00 p.m.