

**MINUTES OF THE 55th MEETING OF THE MONITORING COMMITTEE HELD
ON 06.11.2015 AT 4.30 PM IN MAIN CONFERENCE HALL OF CMDA**

Members Present:

1. Thiru Dharmendra Pratap Yadav, I.A.S.,
Principal Secretary to Government, (H&UD Dept.)/
Vice-Chairman (i/c), CMDA and Convenor, M.C.
2. Thiru R.Santhanam, I.A.S (Retd.)
3. Thiru M.G.Devasahayam, I.A.S (Retd.)
4. Tmt. E. Sundaravalli, I.A.S.,
District Collector, Chennai
5. Thiru Durganand Balsavar,
Architect and Urban Planner
6. Prof. Suresh Kuppuswamy,
Architect
7. Dr. S.R.Masilamani,
Head of Department,
Dept. of Planning, School of Architecture, Anna University
8. Tmt. Tara Murali,
Architect

Representatives:

9. Thiru K.S.Kandasamy, I.A.S
Deputy Commissioner (Works)
Corporation of Chennai
10. Thiru S. Vijayasekar,
Joint Director (Northern Region),
DF & RS
11. Thiru S.Rajarajan,
SE/CEDC/Chennai Central
TANGEDCO

Special Invitees:

12. Thiru A. Karthik, I.A.S.,
Member-Secretary, CMDA
13. Tmt. S. Chithra,
Member & Chief Planner, Master Plan Unit, CMDA

14. Tmt. M. Geetha,
Chief Planner, Reg.Unit, CMDA
15. Thiru G.A. Baskara Rajan
Senior Law Officer, CMDA
16. Thiru C.K. Balasubramanian
Senior Planner, Enforcement Cell, CMDA
17. Thiru C.S. Murugan,
Deputy Planner, Reg. Unit, CMDA
18. Thiru N. S. Periasamy,
Deputy Planner, Enforcement Cell, CMDA

Agenda Item 55.01	Reg. Unit – Leave of absence at the 55 th Monitoring Committee Meeting
Minutes	<p>Leave of absence was granted to the following members to the 55th Monitoring Committee Meeting:</p> <ol style="list-style-type: none"> 1. Thiru Vikram Kapur, I.A.S Principal Secretary and Commissioner, Corporation of Chennai 2. Dr. B. Chandra Mohan, I.A.S., Managing Director, CMWSSB 3. Dr. M.Saikumar, I.A.S CMD, TANGEDCO 4. Thiru Ramesh Kudawla, I.P.S., ADGP Director of Fire and Rescue Services
Agenda Item 55.02	Minutes of the 54 th Meeting of the Monitoring Committee – Confirmation of the minutes and Action Taken Report – Subject placed before the Monitoring Committee.
Minutes	<p>Minutes of the 54th M.C. Meeting was confirmed with correction in the minutes in para No.3 of Agenda No.54.22 wherein the first sentence to be read as follows:</p> <p>“Regarding the placing of MC’s recommendations on the Rules being framed under 113-C before Justice S. Rajeswaran (Retd.), the members opined that the MC has been given a mandate to suggest amendments to the DCR <i>which operates within CMA</i>, framed under the Tamil Nadu Town and Country Planning Act, but has no locus-standi to recommend amendments to the Rules being framed under the Tamil Nadu Town and Country Planning Act by the Justice S. Rajeswaran (Retd.) Committee <i>under Sec. 113 C</i></p>

Agenda Item No. 55.03	CMDA – Reg. Unit – Reg. I Division – Regularisation of unauthorised / deviated construction of Residential Building of GF + 1F + 2 F (part)with 3 Dwelling Units at Door No. 10/2, IV Cross street, Trustpuram, Chennai – 24 in R.S. No. 1273 (Part), T.S. No.54, Block No.23 of Puliyur Village – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the Residential building of GF+ 1F + 2 F (part)with 3 Dwelling Units at Door No. 10/2, IV Cross street, Trustpuram, Chennai – 24 in R.S. No. 1273 (Part), T.S. No.54, Block No.23 of Puliyur Village had been completed before 28.02.1999. The Corporation of Chennai Property Tax Assessment order in GRS No.2118/407, dated 01.03.1999 with working sheet was accepted as credible evidence.</p> <p>Regularisation may be considered subject to reassessment and remittance of the arrears in the Property Tax with reference to the actual floor area to the Chennai Corporation and other usual conditions including collection of applicable charges and fees.</p>
Agenda Item No. 55.04	CMDA – Reg. Unit – Reg.I Division – Regularisation of Deviated / unauthorised construction of Residential Building of GF + 2F with 6 Dwelling Units at Door No. 2/1 (Old), New No. 19, V.O. C Street, Devaraj Nagar, Saligramam, Chennai - 93. In S. No.72/1, 73/4 of Saligramam Village– Subject placed before the Monitoring Committee for decision – Reg.
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the residential building of GF + 2F with 6 Dwelling Units at Door No. 2/1 (Old), New No. 19, V.O. C Street, Devaraj Nagar, Saligramam, Chennai -93. In S. No.72/1, 73/4 of Saligramam Village had been completed before 28.02.1999. The Corporation of Chennai Property Tax receipts given below were accepted as credible evidences:-</p> <ol style="list-style-type: none"> i. For Flat No.1 - the Property Tax Assessment Receipt No.355147 dated 28.12.1998 for the period from 1/1998-99 and 2/1998-99 ii. For Flat No.2 the Property Tax Assessment Receipt No.355150 dated 28.12.1998 for the period from 1/1998-99 and 2/1998-99 iii. For Flat No.3 the Property Tax Assessment Receipt No.355149 dated 28.12.1998 for the period from 1/1997-98 and 2/1998-99 iv. For Flat No.4 the Property Tax Assessment Receipt No.356451 dated 28.12.1998 for the period from 1/1998-99 and 2/1998-99 v. For Flat No.5 the Property Tax Assessment Receipt No.355148 dated 28.12.1998 for the period from 1/1998-99 and 2/1998-99 vi. For Flat No.6 the Property Tax Receipt No. A388/96-97 dated 20.12.1996 with effect from 2/1996-97 <p>Regularisation may be considered subject to other usual conditions and collection of applicable charges and fees.</p>

Agenda Item No. 55.05	CMDA – Reg.Unit – Reg.I Division - Regularisation of Unauthorised construction of individual residential flat at 2 nd floor flat No.7 in the GF +1 st F +2 nd F (part) at Door No.4 New. No.17 East Vannier Street, Virugambakkam, Chennai -78 in S.No.214/2 of Virugambakkam Village – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the individual residential flat at 2nd floor flat No.7 in the GF +1st F +2nd F (part) at Door No.4 New. No.17 East Vannier Street, Virugambakkam, Chennai -78 in S.No.214/2 of Virugambakkam Village had been completed before 28.02.1999.</p> <p>The Property Tax details in Bill No.4019/7, 6759 for the period from 1/1993 -94 to 2/2012 – 2013 issued by the Corporation of Chennai was accepted as credible evidence.</p> <p>Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation and other usual conditions including collection of applicable charges and fees.</p>
Agenda Item No. 55.06	CMDA – Reg.Unit – Reg.I Division - Regularisation of Deviated / unauthorised construction of Residential Building of GF + 2F with 3 Dwelling Units at Door No. 58 (old) 48 th Street, Ashok Nagar, Chennai – 83 in T.S. No. 16 BK No. 56 of Kodambakkam Village – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	<p>The Monitoring Committee.on going through the file resolved to accept that the Residential Building of GF + 2F with 3 Dwelling Units at Door No.58 (old) 48th Street, Ashok Nagar, Chennai - 83 in T.S.No.16 BK No. 56 of Kodambakkam Village had been completed before 28.02.1999. The Corporation of Chennai property tax assessment order GRS No.2122/1696, dated 01-03-1999 with working sheet was accepted as credible evidence.</p> <p>Regularisation may be considered subject to furnishing of name transfer order infavour of the present owner from Corporation of Chennai for the property tax assessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation and other usual conditions including collection of applicable charges and fees.</p>
Agenda Item No. 55.07	CMDA – Reg. Unit – Reg.I Division - Regularisation of unauthorised construction of Residential building of GF + 2F with 2 dwelling units at D.No.5A (Old), New No.4, Jasmine Garden Street, Matha Nagar, Aminijikarai, Chennai – 29 in TS No. 17/21, and 17/23 Block No.17 of Vadagaram Village– Subject placed before the Monitoring Committee for decision – Reg.

Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the Residential building of GF + 2F with 2 dwelling units at D.No.5A (Old), New No.4, Jasmine Garden Street, Matha Nagar, Aminijikarai, Chennai – 29 in TS No. 17/21, and 17/23 Block No.17 of Vadagaram Village had been completed before 28.02.1999. The Corporation of Chennai property tax assessment order No.GRS No.H73/89 dated 01.03.1999 with working sheet with effect from 2/98-99 was accepted as credible evidence.</p> <p>Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation and other usual conditions including collection of applicable charges and fees.</p>
Agenda Item No. 55.08	<p>CMDA-Reg.Unit – Reg.II Division – Regularisation of residential building of GF + 2 floors building with 3 dwelling at Plot. No. AP48, L-Block, 5th Street, 12th Main Road, Arignar Anna Nagar, in R.S. No.207 part, Koyambedu Village, Chennai – 40 – Evidence furnished – Examined – Subject placed before Monitoring Committee for decision – Reg.</p>
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the regularisation of residential building of GF + 2 floor with 3 dwelling at Plot. No. AP48, L-Block, 5th Street, 12th Main Road, Arignar Anna Nagar, in R.S. No.207 part, Koyambedu Village, Chennai – 40 had been completed before 28.02.1999. Copy of Demolition Notice in letter No.EN1/17045/1994, dated 25.05.1995 issued by the CMDA was accepted as credible evidence.</p> <p>Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.</p>
Agenda Item No. 55.09	<p>CMDA-Reg. Unit – Reg.II Division- Regularization of GF + 2 Floors residential building with 3 dwelling Units at D.No. 25, Clemens Road, Purasaivakkam, Chennai 7 - Evidence furnished – Examined – Subject placed before Monitoring Committee for decision.- Reg.</p>
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the residential building of GF + 2 Floors with 3 dwelling Units at D.No. 25, Clemens Road, Purasaivakkam, Chennai 7 had been completed before 28.02.1999. Copy of the property tax working sheet issued by Corporation of Chennai dated 25.11.1997 and copy of Demolition Notice issued by CMDA No.EN2/15890/1997, dated 01.09.1997 were accepted as credible evidences.</p> <p>Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.</p>

Agenda Item No. 55.10	CMDA-Reg.Unit – Reg.II Division regularization of BF (pt) + GF + 3Floors residential building with 1 dwelling at old D.No. 11, New D.No. 2, R.S. No. 782, Bl.No. 19, Vepery Chennai - Evidence furnished – Examined – Subject placed before Monitoring Committee for decision- Reg.
Minutes	Deferred for detailed examination with regard to usage of the building proposed by the applicant for regularisation and evidence furnished in proof of the same.
Agenda Item No. 55.11	CMDA – Reg. Unit – Reg.I&I Division - Regularisation of unauthorized construction of GF existing factory building in S.No.165/21-B New. S.No. 165/161 of Injambakkam Village – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the existing factory building of GF in S.No.165/21-B New. S.No. 165/161 of Injambakkam Village had been completed before 28.02.1999. Letter No.RC.3071/84-A-3, dated 08.01.1985 issued by Extension officer of Panchayats, St. Thomas Mount Panchayat Union @ Chitlapakkam was accepted as credible evidence.</p> <p>Regularisation may be considered subject to usual conditions including collection of applicable charges and fees and furnishing of consent order from the Tamil Nadu Pollution Control Board.</p>
Agenda Item No. 55.12	CMDA – Reg.Unit – Reg.I&I Division - Regularisation of unauthorized construction of existing factory building + GF + FF part with 55 H.P and 5 workers in S.No.197/4E1, 4E2 of Injambakkam Village – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the regularisation of existing factory building + GF + FF part with 55 H.P and 5 workers in S.No.197/4E1, 4E2 of Injambakkam Village had been completed before 28.02.1999. The New Assessment Order issued by Special Officer, Injambakkam Town Panchayat, St. Thomas Mount Panchayat Union in house tax notice no.002612, dated 09.10.1996 in favour of M/s. Plate Metal Industries was accepted as credible evidence.</p> <p>Regularisation may be considered subject to usual conditions, including collection of applicable charges and fees and furnishing of consent order from Tamil Nadu Pollution Control Board including demolition of the additional structures constructed after 28.02.1999.</p>
Agenda Item No. 55.13	CMDA – Reg.Unit – Reg.I&I Division - Regularisation of Unauthorised construction of GF + FF industrial building for manufacturing of Electronic Instrumentation parts in S. Nos. 446/2 and 447 of Sholinganallur Village – Subject placed before the Monitoring Committee for decision – Reg.

Minutes	<p>The Monitoring Committee on going through the file resolved to accept that the industrial building of GF + FF for in S. Nos. 446/2 and 447 of Sholinganallur Village had been completed before 28.02.1999. Letter No. Nimu No.27725/95, dated 10.07.1995 issued by Chief Inspector of Factories for the Temporary License along with Stop Work Notice No.108/95, dated 09.05.1995 and Stop Work Notice No.3/97 dated 10.11.1997 issued by CMDA were accepted as credible evidences.</p> <p>Regularisation may be considered subject to obtaining consent order from the Tamil Nadu Pollution Control Board and other usual conditions, including collection of applicable charges and fees.</p>
Agenda Item No. 55.14	CMDA – Reg.Unit – Reg.I&I Division - Regularisation of Unauthorised construction of GF + MF industrial building for manufacturing of Ayurvedic Medicine at Plot No.79 in S.No.197/3B & 4C of Injambakkam Village in Reg. 2000 Scheme in Reg. No.14695, dated 26-12-2000 – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.15	CMDA – Reg. Unit – Regularisation III Dn– Regularisation of deviated GF +2F residential building with 5 dwelling units at D.No. 20, 2 nd Street, Parameswari Nagar, Adayar, Chennai-20 in S.No.64 pt, T.S.No.2/103, Block No.22, Adayar Village – Evidence furnished - Subject placed before the Monitoring Committee for decision-Reg.
Minutes	DEFERRED
Agenda Item No. 55.16	CMDA – Reg. Unit – Reg.III Dn. – Regularisation of existing unauthorised BF and deviated GF+3F commercial building in at Door No. 24, Desika Road, in R.S. No. 1648/31, Block No.34, of Mylapore Village Chennai – Rejected – Appeal to Govt. against rejection order under Section 113-A(6) along with evidence furnished – Examined – Subject placed before Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.17	CMDA – Reg. Unit – Reg.III Dn. – Regularisation of Individual flat No. 2B, in GF of Block No. 2 Gokulam Apartments comprised of two Blocks of GF+3F residential building with 38 dwelling units at plot no. 244, old no.35, new no. 38, 2nd main road, Gandhi Nagar, Adyar, Chennai 20 in S. No. 9, T.S. No. 11, Block No. 30 of Kottur Village – Evidence furnished – Subject placed before Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.18	CMDA – Reg. Unit – Reg.III Dn. – Regularisation of an individual residential flat in 2F of GF+2F Residential cum commercial building at door no. 41/B, C.P. Ramasamy Road, Alwarpet, Chennai – 18 in S. No. 3637/29 of Mylapore Village, , Chennai -28 – Evidence furnished – Subject placed before Monitoring Committee for decision – Reg.
Minutes	DEFERRED

Agenda Item No. 55.19	CMDA – Reg. Unit – Reg.III Dn.– Regularisation of individual residential flat at FF (rear side) in GF + 3Floor with 8 dwelling units at Old Door No.25 in S. No. 3647/4 pt, in Abiramapuram 3rd Street, Chennai - 18 – Evidence furnished – Subject placed before Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.20	CMDA – Reg. Unit – Reg.III Dn. – Regularisation of deviated construction of GF+FF and unauthorised construction 2F & 3F pt. commercial building (Nursing home) Door No.6, Chokkalingam Street, Mandaveli in R.S. No. 4116/20, Block No.89, R.A. Puram of Mylapore Village, Chennai 28 - Evidence furnished – Subject placed before Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.21	CMDA – Reg. Unit – Reg.MSB Dn. – Regularisation of individual residential flat at FF (Flat No.17/7) in GF+3F+4F (one room below OHT) residential building at Door No.17/7, Dr. Subarayan Nagar, 1st Street, Kodambakkam in T.S. No.44, Block No.14, Kodambakkam Village - Evidences furnished – Examined – Subject placed before Monitoring Committee for suitable decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.22	CMDA – Reg. Unit – Reg.I Division – Regularisation of deviated construction of individual residential flat at Ground Floor Flat No.2, in the GF +3F building at D.No.11, Thiagaraya Street, T.Nagar, Chennai-17 in T.S.No. 6812, Block No.106 of T.Nagar Village – Subject placed before the earlier 53 rd Monitoring Committee held on 27.04.2015 directed the details of deviation of the individual residential flat to the approved plan – Subject again placed before the Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 54.23	CMDA – Reg. Unit – Reg. I Division – Regularisation of unauthorised construction of individual residential flat at 3 rd floor in Ground Floor + 3 Floor building at D.No.5 (old No.3), Flat No.14, Kaveri Apartments, Bagavadam Street, T.Nagar, Chennai-17 in T.S. No.6407, Block No.139 of T.Nagar Village – Subject placed before the Monitoring Committee for decision – Reg.
Minutes	DEFERRED
Agenda Item No. 55.24	CMDA – Regularisation Unit – Minutes of the Special Meeting of Monitoring Committee meeting held on 29.08.2015 – Subject to be placed before Justice Rajeswaran (Retd.) Committee – Placed – Remarks offered by the Committee placed before the Monitoring Committee – Reg.
Minutes	The Members raised certain queries on this subject. M.S., CMDA circulated the CDs containing draft recommendations of the Justice Thiru.Rajeswaran (Retd.) Committee to the non-official members of the M.C. and requested to go through the recommendations.
Agenda Item No. 55.25	CMDA – Enforcement Cell – Action taken report on the buildings identified at Kodambakkam, Latice Bridge Road, Shanthi Colony, 2 nd Avenue at Anna Nagar and Purasaiwakkam – Details placed before the 55 th M.C. for information .
Minutes	RECORDED

Agenda Item No. 55.26	CMDA – Enforcement Cell – Issue of Completion Certificate for obtaining service connection – Details placed before the 55 th M.C. for information.
Minutes	RECORDED

GENERAL

- i. The Monitoring Committee requested for status report on the Regularisation Applications being dealt by the Local Bodies.
- ii. In respect of the individual regularisation applications being placed before the Monitoring Committee, the Members directed to give priority to Commercial MSB cases and directed CMDA to decide and dispose the Residential Special Building and Residential Individual flat applications, where the evidences furnished are clear and credible in establishing the completion of the building prior to the cut off date of 28.02.1999. The list of such cases decided by CMDA may be placed before the Monitoring Committee, for information.
- iii. Only those cases where it is difficult to draw a conclusion regarding the date of completion of the building shall be brought to the Monitoring Committee.
- iv. DF&RS was requested to give a detailed report of the 78 Nos., of Monitoring Committee accepted Regularisation Applications that have been referred by CMDA to DF & RS on the reasons for the issuance or non-issuance of NOC by DF&RS.
- v. The Members decided that Monitoring Committee may be convened once in a month.
- vi. The list of Monitoring Committee accepted/rejected applications to be hosted in the CMDA's web site.
- vii. The Monitoring Committee directed CMDA to reject those applications for which
 - a) no evidence has been received within the prescribed time limit
 - b) the Monitoring Committee has approved and the applicant has not furnished the required particulars called for within the time limit
- viii. In respect of suggestions made to Government by CMDA stated in the Minutes of Special Meeting, the members wanted to know the list of suggestions made to Govt.
- ix. With regard to indicating the name of the developer in Building Permit, the Chennai Corporation informed that it cannot be captured in the Building Permit as majority of the applicants are owners and they decide on the developer only after obtaining the Building Permit. MS, CMDA informed that an undertaking is obtained from the land

owner/architect/structural engineer at the stage of Planning Permit and it would be sufficient to make them responsible, in cases of any violation/deviation in the building. The Members suggested to include the following words in the said undertaking: “if the owner changes /developer has been engaged and the owner does not inform to Authorities concerned within the specified time limit, then the owner will be held responsible for the deviations/violations in the building”.

CORRECTIONS REGARDING THE MINUTES OF THE SPECIAL MEETING CONVENED BY ADVOCATE GENERAL GoTN ON 29.08.2015 AT 12.00 NOON IN MAIN CONFERENCE HALL OF CMDA TO DISCUSS THE SUGGESTIONS GIVEN BY THE PETITIONER THIRU M.G. DEVASAHAYAM, IAS., (Retd.) IN W.P.NO.26399 OF 2014.

(i) In Suggestion (iv) on Page No.3 of the Minutes-

MC Members requested to delete the statement “Monitoring Committee”, in the last sentence of the para.

(ii) Tmt. Tara Murali, Member, made certain observations. Due to paucity of time she was requested to submit her observations in writing.

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