

**MINUTES OF THE 60th MEETING OF THE MONITORING COMMITTEE HELD
ON 07.02.2017 AT 3.00 PM IN THE MAIN CONFERENCE HALL AT CMDA**

Members Present:

1. Thiru Dharmendra Pratap Yadav, I.A.S.,
Vice-Chairman (i/c), CMDA and
Convenor, Monitoring Committee
2. Thiru M.G. Devasahayam, I.A.S. (Retd.)
3. Prof. (Dr.) S.R. Masilamani,
Head of Dept. – Dept. of Planning
School of Architecture & Planning
Anna University.
4. Thiru. Durganand Balsavar,
Architect & Urban Planner
5. Tmt. Tara Murali
Architect.

Representative:

1. Thiru.U.B. Eleni,
Chief Engineer (Commercial) / TANGEDCO
2. Thiru M. Shahul Hameed,
Joint Director (N.R) / TNFRS
3. Thiru M. Pugalendi,
Principal Chief Engineer / GCC
4. Tmt.B. Dakshayani,
APA to Collector(i/c.)

Special Invitees:

1. Thiru C. Vijayaraj Kumar, I.A.S.,
Member-Secretary, CMDA
2. Thiru M. Sivashanmugam,
Member & Chief Planner(MSB), CMDA

Officials of CMDA:

1. Tmt. M. Geetha,
Chief Planner (Reg.Unit), CMDA
2. Thiru P. Selvadurai,
Chief Planner (MPU), CMDA

3. Thiru P. Thangaprakasam,
Senior Planner (Reg. Unit), CMDA.
4. Thiru C.S. Murugan,
Senior Planner (EC), CMDA
5. Thiru G.A. Baskara Rajan,
Senior Law Officer, CMDA
6. Thiru R. Magudapathy,
Deputy Planner (Reg.I and I&I Divisions),CMDA
7. Tmt.R.K. Vedhavathi,
Deputy Planner (Reg.III & MSB Divisions), CMDA
8. Thiru John Nicholas,
Asst. Planner (Reg.III & MSB Divisions), CMDA.
9. Tmt.D. Sukirtha,
Asst. Planner (Reg.MSB Divn.) CMDA.

Agenda Reg. Unit – Leave of absence at the 59th Monitoring Committee Meeting.

Item 60.01

MINUTES Leave of absence was granted to the following members for the 60th Monitoring Committee Meeting.

1. Thiru. Vikram Kapur, I.A.S.,
Principal Secretary & Managing Director,
CMWSSB
2. Dr. M. Saikumar, I.A.S.,
Chairman cum Managing Director,
TANGEDCO
3. Thiru D. Karthikeyan, I.A.S.
Commissioner, Greater Chennai Corpn.
4. Prof. Suresh Kuppusamy,
Architect Planner

Agenda Minutes of the 59th Meeting of the Monitoring Committee- Confirmation of the minutes and Action Taken Report – Subject placed before the Monitoring Committee.

Item 60.02

MINUTES Recorded

Agenda
Item 60.03 CMDA – Reg. MSB. Dn. Regularisation of BF+GF+6F+7F (pt) office cum residential building at D.No.7, Pattulos Road, Chennai in R.S.No.321/21, Block. No.10 of Triplicane village, Chennai – Evidence furnished – Examined – Subject deferred in 59th MC - Subject placed before MC for decision – Reg.

MINUTES The Monitoring Committee on going through the file resolved to accept that the **multistoried commercial building comprising of BF+GF+6F at D.No.7, Pattulos Road, Chennai in R.S.No.321/21, Block.No.10 of Triplicane village, Chennai** had been completed before 28.02.1999. The Inspection plan, dated 06.11.1999 was accepted as credible evidence. Regularisation may be considered subject to demolition of the 7F (pt) which is an additional construction after 1999, after collection of applicable charges and fees and obtaining revised plan showing the regularisable area, duly coloured, along with detailed floor plans and site plan and also after obtaining the NOC from DFRS and Structural Stability Certificate.

Agenda
Item 60.04 Master Plan Unit – DDP Division – Committee on making recommendations on Development Regulations (DR) for Educational Institutions constituted – DR for School Buildings exceeding 300sq.m. framed – Suggestions on amendment to DR – Subject is placed before Monitoring Committee for discussion and recommendation– Subject deferred in 59th MC - Subject placed before MC for decision – Reg.

MINUTES The subject was discussed and it was decided to examine the proposal by forming a Sub-Committee consisting of 3 members viz., Prof.(Dr.)S.R. Masilamani, Prof. Suresh Kuppusamy and Thiru.Durganand Balsavar to submit a report for decision within a month's time to Monitoring Committee, since the Sampath Committee recommendations regarding educational buildings are not practical in Chennai context and were framed without consulting the CMDA and DTCP. Similarly, educational institutions require more space in the centre to allow larger place for play ground and large set-backs as prescribed now in Development Regulations of CMDA, for institutional buildings restrict availability of play ground area.

Agenda Item 60.05 CMDA – Regularisation Unit – Minutes of the 55th Monitoring Committee Meeting held on 06.11.2015, under item No.(viii) of Agenda subject General – Information sought by Monitoring Committee Members on the suggestions to the Government by CMDA – Subject Deferred in 59th MC- Agenda placed before Monitoring Committee for information.

MINUTES

1. Govt. will take into consideration the recommendations of the Report on “Less stringent measures” while framing the Rules & Guidelines under Section 113-C.
2. Greater Chennai Corporation officials reported that insisting on Completion Certificate on ordinary buildings is in the process of being made mandatory. Chairman stated that the necessary amendments to the relevant Acts may also be initiated by the Govt.

Agenda Item 60.06 CMDA – Reg.MSB Dn. – Regularisation of GF+4F Commercial (Hotel & Lodging) building at Door No. 14 (New No.67), Ashok Nagar, 1st Avenue, Chennai – 600 083 in T.S. No. 5/8, Block No.56 of Pulliyur Village, Chennai- Evidence furnished – Examined – Subject deferred in 59th MC – Subject placed before Monitoring Committee for suitable decision- Reg.

MINUTES

The Monitoring Committee on going through the file resolved to accept that the **GF+4F Commercial (Hotel & Lodging) building at Door No. 14 (New No.67), Ashok Nagar, 1st Avenue, Chennai – 600 083 in T.S. No. 5/8, Block No.56 of Pulliyur Village, Chennai** had been completed before 28.02.1999. The Corporation of Chennai assessment working sheet No.368, dt.27.11.1999 was accepted as credible evidence. Regularisation may be considered subject to the condition that the applicant should re-assess the property and then remit all the arrears of property tax for the difference in area of 3330 sq.ft. for the period from 1998-99 till date and other usual conditions including collection of applicable charges and fees and revised plan showing the regularisable area, duly coloured, along with detailed floor plans and site plan and also after obtaining the NOC from DFRS and Structural Stability Certificate.

Agenda Item 60.07 CMDA – Reg.MSB Dn. – Regularisation of BF+GF+4F Commercial building at Door No.12, College road, Nungambakkam, Chennai – 600 006 in R.S. No.78/32, BLK-14 in Nungambakkam Village. Chennai- Evidence furnished – Examined – Subject deferred in 59th MC – Subject Placed before Monitoring Committee for suitable decision – Reg.

MINUTES The Monitoring Committee on going through the file resolved to accept that the **BF+GF+4F Commercial building at Door No.12, College road, Nungambakkam, Chennai – 600 006 in R.S. No.78/32, BLK-14 in Nungambakkam Village. Chennai** had been completed before 28.02.1999. The Property Tax Assessment form from Corporation of Chennai in GRS No. H109/00216, dated 01.03.1999 w.e.f. from II/98 – 99 was accepted as credible evidence. Regularisation may be considered subject to usual conditions including collection of applicable charges and fees and plan showing the regularisable area, duly coloured, along with detailed floor plans and site plan and also after obtaining the NOC from DFRS and Structural Stability Certificate.

Agenda Item 60.08 CMDA – Reg.MSB Dn. – Regularisation of BF+GF+5F Commercial building for a floor area of 2694.87 sq.m. (111.95 Non- FSI) Commercial building at Door No 30, Kadhar Nawaz Khan Road, Nungambakkam, Chennai – 34 -Evidence furnished – Examined – Subject deferred in 59th MC – Subject Placed before Monitoring Committee for suitable decision- Reg.

MINUTES The Monitoring Committee on going through the file resolved to accept that the **BF+GF+5F Commercial building for a floor area of 2694.87 sq.m. (111.95 Non- FSI) Commercial building at Door No 30, Kadhar Nawaz Khan Road, Nungambakkam, Chennai – 34** had been completed before 28.02.1999. The Property Tax Assessment form from Corporation of Chennai in GRS No. **H109/00216, dated 01.03.1999** w.e.f. from II/98 – 99 was accepted as credible evidence. Regularisation may be considered subject to usual conditions including collection of applicable charges and fees and revised plans showing the regularisable area duly coloured along with detailed floor plans and site plan and also after obtaining the NOC from DFRS and Structural Stability Certificate.

Agenda Item 60.09 CMDA – Reg. Unit –Minutes of the 58th MC Meeting held on 07.11.2016 – General agenda item – Action taken report on the Enforcement Action taken by the concerned Local Bodies – Subject Deferred in 59th MC Subject placed before MC - Reg.

MINUTES Recorded

Agenda
Item 60.10 CMDA – Reg.MSB Dn. – Regularisation of Residential building of GF+4F (part) at Door No. 49, Plot No. 2, Coral Enclave, Greenways road, Kesavaperumal Colony, Mylapore, Chennai – 600 028 in R.S.No. 3956/2 Mylapore village, Chennai- Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.

MINUTES The Monitoring Committee on going through the file resolved to accept that the **GF+4F (part) at Door No. 49, Plot No. 2, Coral Enclave, Greenways road, Kesavaperumal Colony, Mylapore, Chennai – 600 028 in R.S.No. 3956/2 Mylapore village, Chennai** had been completed before 28.02.1999. The Property Tax Assessment form from Corporation of Chennai in GRS No. GRS No. C150/00753 to 755 dt.16.10.2000 for the II/98-99 with effect from II/98 – 99 was accepted as credible evidence. Regularisation may be considered subject to usual conditions including collection of applicable charges and fees and revised plans showing the regularisable area, duly coloured, along with detailed plan and site plan and also after obtaining the NOC from DFRS and Structural Stability Certificate.

Agenda
Item 60.11 CMDA – Reg.MSB Dn. – Reg. Unit – Regularisation of Institutional building in BF+GF+6Floors at Door No. 59, Plot No.25, Spur Tank road, Chennai – 600 031 in R.S.No.408/6, Block No. 25 of Egmore Village - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.

MINUTES The Monitoring Committee on going through the file resolved to accept that the **BF+GF+6Floors at Door No. 59, Plot No.25, Spur Tank road, Chennai – 600 031 in R.S.No.408/6, Block No. 25 of Egmore Village** had been completed before 28.02.1999 had been completed before 28.02.1999. The Property Tax Assessment form from Corporation of Chennai in GRS No. No.071040544, dated 21.09.1999 with effect from I/1999-2000 was accepted as credible evidence. The inspection plan dated 09.11.1999 was taken as a supportive evidence.

Regularisation may be considered subject to usual conditions including collection of applicable charges and fees and revised plan showing the regularisable area duly coloured along with detailed floor plans and site plan and also after obtaining the NOC from DFRS and Structural Stability Certificate.

Agenda
Item 60.12 CMDA – Reg.MSB Dn. – Regularisation of GF+4F Commercial building at Door No.1, Cini Rakki & Mini Rakki Theatre, Redhills Road, Ambattur, in S.No.602 & 602/1A of Ambattur Village, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.

MINUTES The Monitoring Committee on going through the file resolved to accept that the **GF+4F Commercial building at Door No.1, Cini Rakki & Mini Rakki Theatre, Redhills Road, Ambattur, in S.No.602 & 602/1A of Ambattur Village, Chennai** had been completed before 28.02.1999. The Proceedings of the Dist. Collector R.C.11170/97/M1, dated 08.05.1997 based on site inspection made in 17.04.1997 by Tahsildar Ambattur and Proceedings of the District Collector R.C.23114/97/M1, dt.06.11.1997 was accepted as credible evidence. Regularisation may be considered subject to usual conditions including collection of applicable charges and fees and revised plan showing the regularisable area, duly coloured, along with detailed floor plans and site plan and also after obtaining the NOC from DF&RS and Structural Stability Certificate.

GENERAL:

The general issues discussed and the decisions arrived at, are as given below:-

1. Suggestions of DF&RS which were attached as Annexures – I (a) and (b) were discussed. The observations and suggestions were as follows:
 - a. It was observed that there are Active Measures and Passive Measures in combatting Fire hazards. The Committee felt that some of the active measures suggested by DF&RS were found to be impractical or technically not feasible. For instance, provision of a 5000 litre capacity Over Head Tank on the terrace of a building of Ground + 3 Floors which may not be technically advisable due to the concerns of structural stability of the building, particularly so in Chennai which lies in Seismic Zone III. Also, availability of water needs to be taken into account, since water requirement would increase, dramatically, with the size of the building.

The passive measures involve provision of setback spaces, OTS (Open To Sky) spaces within the buildings, road width, etc. The DF&RS had suggested that the recommendations of the JRC with regard to minimum required setback and road width were acceptable, as far as movement of Fire Tenders and enabling usage of firefighting equipment are concerned.

Few members opined that the minimum required setbacks and road widths prescribed in the JRC Report are not sufficient and that these parameters cannot be compromised. However, the Chairman pointed out that since we are looking at implementation of a regularisation scheme to provide solution for the existing unauthorised constructions, so as to save major demolition of the built up area and at the same time ensure safety from any disaster in these buildings, provision of setbacks and road widths as per norms is practically not feasible. The DF&RS stated that in the event of not being able to provide the required setback and road width, they would have to decide on a case-to-case basis in suggesting alternate fire safety measures.

- b. In the light of the above, the members suggested that Detailed Development Plans(DDP) of CMDA and the Coom Restoration Plan, etc. can be implemented. The Chairman explained that the DDP's are outdated since they were prepared in the late 1970's and stated that the need of the hour is to divide the city into convenient grids and draw proposed road net work for each grid with maximum emphasis on creating each grid as a neighbourhood and multi purpose land use allowed in most areas in each grid besides incorporating the concept of redevelopment in grids containing non-planned Continuous Building Area by banning or discouraging individual / ordinary building developments and promoting only Multistoried buildings on larger plot sizes with compulsory gifting of land required for road and open space reservation as per proposed grid plan. This can be achieved only through employing the services of the expert Planners and Architects. All the members arrived at a

consensus that a Sub-Committee be constituted, which would suggest **“Area-Based Fire Safety Management Plans”** for specific areas arrived at scientifically, taking into consideration disaster vulnerability with regard to earthquake, nature of the building (whether fully air conditioned), nature of area (whether congested) etc. The Sub- Committee will comprise the following members:

- 1.Thiru. Durganand Balsaver, Architect and Member, M.C.
- 2.Professor Dr. S. R. Masilamani, HoD, School of Planning, Anna University and Member, M.C.
- 3.A Professor from IIT, Madras

c. Similarly, to prepare a template for development of DDPs / Grid Plans for the entire city, a Sub-Committee was suggested to be formed comprising the following members:

- 1) Professor Suresh Kuppusamy, Architect Planner, and Member, Monitoring Committee.
- 2) Thiru. Durganand Balsaver, Architect and Member, M.C.
- 3) Professor Dr. S.R. Masilamani, HoD, School of Planning, Anna University and Member, M.C.

2. Members of the Committee discussed the unauthorised constructions in T.Nagar and impediments to take enforcement action against them. SLO, CMDA informed about the pending court cases and protection to these buildings from enforcement action till notification of rules under Section 113-C. Members drew the attention of the SLO to the judgment of the High Court in Edison case and they were informed that the judgement may not be possible to be implemented in ‘rem’.

Sd/-xxx 16.12.2016
VICE-CHAIRMAN (i/c), CMDA &
CONVENOR, MONITORING COMMITTEE

/True Copy/

Personnel Manager (Reg. Unit)