

MINUTES OF THE 62nd MEETING OF THE MONITORING COMMITTEE HELD ON
28.06.2019 AT 5.00 P.M. IN THE MAIN CONFERENCE HALL OF CMDA

MEMBERS PRESENT:

1. Thiru S. Krishnan, I.A.S.,
Vice-Chairman (i/c), CMDA and Convenor, Monitoring Committee
2. Thiru R. Santhanam, I.A.S.,(Retd),
3. Prof. Suresh Kuppuswamy,
Architect Planner,
4. Tmt. Tara Murali,
Architect
5. Dr. S. Masilamani,
Head of Dept – Dept of Planning,
School of Architecture & Planning.

Representatives:

6. Thiru S.Duraiswamy,
Chief Engineer / Works
TANGEDCO
7. Thiru M. Shahul Hameed
Joint Director,
Fire & Rescue Services
8. Thiru A.S. Murugan,
Executive Engineer / Works
Corporation of Chennai

Special Invitees:

9. Thiru Rajesh Lakhoni I.A.S.,
Principal Secretary /Member-Secretary, CMDA
10. Thiru. C.S.Murugan
Chief Planner (MPU & Regularisation Unit (i/c)), CMDA
11. Thiru R. Srinivasan,
Senior Law Officer, CMDA

12. Thiru N. Ravi Kumar
Senior Planner, Enforcement Cell
13. Thiru S. Panner Selvam
Deputy Planner, Regularisation Unit, CMDA
14. Tmt R. Anusuya
Deputy Planner, Regularisation Unit, CMDA
15. Tmt R.K. Vedhavathi
Deputy Planner, Regularisation Unit, CMDA
16. Thiru. S. Vasu devan
Assistant Planner, Regularisation Unit, CMDA
17. Tmt. D.Sukirtha
Assistant Planner, Regularisation Unit, CMDA

Agenda Item 62.01 Reg. Unit – Leave of absence at the 62nd Monitoring Committee Meeting

Minutes Leave of absence was granted to the following members to the 62nd Monitoring Committee Meeting.

1. Thiru Vikram Kapur, I.A.S.,
Chairman & M.D.,
T.N. Electricity Generation &
Distribution Corporation Ltd.,
(TANGEDCO).
2. Thiru G. Prakash, I.A.S.,
Commissioner,
Corporation of Chennai.
3. Thiru T.N. Hariharan, I.A.S.,
Managing Director,
CMWSS Board.
4. Thiru A. Shanmuga Sundaram, I.A.S.,
Collector,
Chennai District
5. Thiru Gandhirajan, I.P.S.,
Director of Fire & Rescue Services.

6. Thiru M.G. Devasahayam, I.A.S., (Retd),

7. Thiru Durganand Balsavar,
Architect & Urban Planner

Agenda Item 62.02 Minutes of the 62nd Meeting of the Monitoring Committee- Confirmation of the minutes and Action Taken Report – Subject placed before the Monitoring Committee.

Minutes Confirmed. The Committee suggested to include the minutes of the previous meeting in the agenda to confirm the action taken report.

Agenda Item 62.03 CMDA – Reg. Dn. – Status report of the Reg. files after the Hon’ble High Court order dated 30.10.2018 –Placed before Monitoring Committee (MC) for information – Reg.

Minutes Recorded

Agenda Item 62.04 CMDA – Reg.MSB Dn. – Regularisation of BF+GF+4F(pt) residential building at Door No.2/5, Lakshmi Street, Alagappa Nagar, R.S. No. 91/132, BlockNo.9 of Egmore Village, Kilpauk, Chennai-10 - Evidence furnished – Examined – Placed before Monitoring Committee for decision. - Reg.

Minutes The Monitoring Committee on going through the evidences and the latest inspection report resolved to accept that the residential building comprising of BF+GF+4F(pt) at Door No.2/5, Lakshmi Street, Alagappa Nagar, R.S. No. 91/132, BlockNo.9 of Egmore Village, Kilpauk, Chennai-10 had been completed prior to 28.02.1999. The demolition notice issued by CMDA in the letter No. EN1/6750/95, dated 23.09.1998 for the deviated construction of BF+GF+4F(pt) was accepted as credible evidence. Regularisation may be considered subject to demolition of the additional construction of Gym and toilet in the 4th floor and after obtaining NOC from DF & RS and structural stability certificate from Registered Structural Engineer.

Agenda Item 62.05 CMDA – Reg.MSB Dn. – Regularisation of GF+5F Commercial building at Door No.62/1, Madhavaram High Road, Perambur, in R.S.No.382/1, Block No.22 of Perambur, Chennai – 600 011 - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision-Reg

Minutes The Monitoring Committee on going through the file observed that there is a major difference in the area found in between the entries made in the property tax assessment and the actual built up area as on site. The Monitoring Committee resolved to call for additional evidences to prove that the actual built area proposed for regularisation has been constructed on or before the cut off date 28.02.1999.

Agenda Item 62.06 CMDA – Reg.MSB Dn. – Regularisation of deviated construction of BF+GF+7F+8th floor (pt) [Tower Block], BF+GF+5F [Hotel Block] and a Block of other use comprising GF+MF+FF of Commercial building at Door No.132, T.T.K.Road, Chamiers road, Teynampet, Chennai – 600 018 comprised in R.S.No.3680/69, 3680/23 & 3679/2, Block No.73 of Mylapore Village – Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision – Reg.

Minutes The Monitoring Committee on going through the file resolved to accept the 8th Floor (pt.) of Tower Block as constructed prior to 28.02.1999. The property return form for revision of property tax and the property tax receipt No. D11/00023, dated 1.3.1999 (in which the 8th floor has been mentioned) was accepted as credible evidence. Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Registered Structural Engineer.

Agenda Item 62.07 CMDA – Reg.MSB Dn. – Regularisaion of GF+3F+4th Floor Thatched roof of A-Block, GF+1F Thatched roof of B-Block & GF Thatched roof of C to H Block School building with an site extent of 2990.80 sq.m at Door

No.1/E1 & 2, New Door no.7, Alappakkam Road comprised in R.S.No.72/7 of Valasaravakkam Village, Chennai – 600 087 – Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision – Reg.

Minutes The Monitoring Committee on going through the file directed CMDA to inspect the building to find its present status and place the subject in the next meeting with inspection report.

Agenda Item 62.08 CMDA – Reg. MSB – Regularisation of GF+3F+4th Floor (part) Commercial cum Residential building at Door No.116/2, Sami Naicken Street, Chindadripet in R.S.No.1111/1, Block No.15 of Chindadripet Village, Chennai – 600 002 – Evidence Furnished – Examined – placed before Monitoring Committee for suitable decision – Regarding.

Minutes The Monitoring Committee on going through the evidences resolved to accept the Commercial cum Residential building comprising of GF+3F+4th Floor (part) at Door No.116/2, Sami Naicken Street, in R.S.No.1111/1, Block No.15 of Chindadripet Village, Chennai – 600 002 had been completed prior to 28.02.1999. Regularisation may be considered subject to removal of sunshade projection at roof level on second and third floor on to the abutting road and obtaining NOC from DF&RS and Structural Stability Certificate from Registered Structural Engineer.

Agenda Item 62.09 CMDA – Reg.MSB Dn. – Regularisation of BF+GF+3F+4F part Residential cum Commercial building at Door No.194, Anna Pillai Street, Manady , T.S.No.5659, Block No.50/2 of Manady Village, Chennai-1 - 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+3F+4F(pt) Residential cum Commercial building at Door No.194, Anna Pillai Street, Manady , T.S.No.5659, Block No.50/2 of

Manady Village, Chennai-1 had been completed before 28.02.1999. The demolition notice issued by CMDA in letter No.EN2/12580/98 dated 24.08.1998 indicating the building as comprising of BF+GF+4F at Door No: 194, Anna Pillai Street, Manady, Chennai-600001 was considered as a credible evidence to prove that the building was existing prior to 28.02.1999. Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Registered Structural Engineer.

Agenda CMDA – Reg.MSB Dn. – Regularisation of deviated construction of
Item GF+7F Commercial building at Door No.19, 4th lane, Nungambakkam High
62.10 Road in R.S.No.51/9, Block No.10 of Nungambakkam 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+7F Commercial building at Door No.19, 4th lane, Nungambakkam High Road in R.S.No.51/9, Block No.10 of Nungambakkam village, Chennai had been completed before 28.02.1999. The Letter No. 35199/UD-I/97-6 dated 01.02. 1999 of H& UD. (Appeal under section 79) stating the existence of 4th floor to 7th floor and Chennai Corporation property tax ID No. 07-109-0785-000 (view DCB) statement dated 22.11.2017 from the year I/93-94 to II/17-18 was considered as credible evidence to prove that the building was existing prior to 28.02.1999. Regularisation may be considered subject to obtaining revised NOC from DF&RS stating the application under section 113A of T&CP Act instead of Section 113 C stated in the NOC dated 25.01.2018 and Structural Stability Certificate from Registered Structural Engineer.

General

- i) The committee observed that the role of Monitoring Committee in examining the regularisation applications placed before it is limited to the extent of deciding on the completion of building before the cut off date of 28.02.1999 and it is the DF & RS that

has to decide on the safety measures to be provided in the building before issue of NOC for regularisation.

- ii) The Committee suggested to evolve a mechanism to link non obtaining of fire licence with enforcement action.
- iii) The Committee directed the DF & RS to insist the building owners to erect boards in a prominent place in the building informing the public about the alternative fire safety measures installed in the building and conditions stipulated in the fire licence.
- iv) The Committee suggested that the Planning Permission details shall be permanently displayed in the commercial special buildings and multi storeyed buildings and also directed to amend the rule for Completion Certificate to include this condition for permanent display.
- v) The Committee was informed of the pendency of regularisation applications in the MSB category. The Committee agreed to conduct meetings periodically to dispose all the pending cases early.

Sd/-xxx 03.07.2019

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

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Assistant Planner (Reg. Unit)