

**MINUTES OF THE 8th MEETING OF THE MONITORING COMMITTEE
HELD ON 23/03/07 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

MEMBERS PRESENT:

1. Thiru R. Santhanam, I.A.S.,
Vice-Chairman, CMDA.
- 2.. Thiru Rajesh Lakhoni, I.A.S.,
Commissioner, Chennai Corporation.
3. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai.
4. Thiru Louis Menezes, I.A.S., (Retd.)
5. Thiru M.G. Devasahayam, I.A.S., (Retd.)
6. Prof. Suresh Kuppuswamy,
School of Architecture and Planning, Anna University.
7. Dr. A. Srivatsan,
Architect and Urban Planner
8. Thiru Durganand Balsaver,
Architect and Urban Planner

Leave of absence:

9. Thiru P.T. Krishnan,
(Architect)
10. Thiru Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
11. Thiru Hansraj Verma, I.A.S.,
Chairman, TNEB
12. Thiru Bholanath, I.P.S.,
Director of Fire and Rescue Services.

AGENDA ITEM NO.8 .1 Confirmation of the minutes of the 7th monitoring committee meeting held on 07.03.2007.

Minutes: Confirmed except the following:

i) For the Agenda item No.7.4 – Data Sheet No.14, MSB Commercial Building at T.Nagar, the Minutes to be modified as following:

“Restore to 9th floor. Provide fire safety measure and parking facilities.”

ii) For Item No.7.5, the minutes of 7th meeting may be replaced with the following:

Based on the M/s. FAIRPRO representation regarding the difficulties in getting the Completion Certificate, the MC had directed to categorise various issues and place before the MC Meeting to be held on 07.3.2007.

Accordingly, MC was briefly explained that a meeting was convened internally and the norms for issuance of Completion Certificate were discussed. A meeting was also convened by VC, CMDA with Commissioner, Corporation of Chennai and DF&RS and Commissioner of Police on 02.03.07 to discuss about the proposed norms for issue of Compliance Certificate by their Departments under their respective Acts / Rules.

It was also informed that this is the first time that CMDA will be issuing C.C. as envisaged by the High Court in its orders dated 23.08.2006. So far CMDA has only been issuing a limited purpose CC (i.e. only for release of Security Deposit) and has been following certain norms for the same. These norms include certain condonations as well. A table containing a gist of existing (for limited purpose CC) and proposed norms for

issuance of Completion Certificate now was placed before the MC.

The Compliance Certificate Norms proposed by DF & RS, Traffic Police and Corporation of Chennai were also discussed in detail. MC decided that in respect of parking requirement, 5% relaxation may be given for residential buildings only.

MC also agreed to the proposal of Commissioner Corporation of Chennai to get the structural stability certificate from qualified engineers and to follow the broad guidelines prescribed by the National Building Code (NBC). D.F.R.S. informed that they broadly follow the NBC. Guidelines for issuing fire license, which was agreed to by MC for issue of Compliance Certificate. However, MC also wanted DF&RS to examine whether the set back requirements presently being insisted upon for fire safety measures could be reduced as modern fire fighting equipments do not need so much space. Norms suggested by various departments for issuing Compliance Certificate were discussed in detail and MC approved the same with certain modifications as given in Annexure for Item no.7.5. This adhoc system will continue till the DCR is duly amended.

*The **Monitoring Committee** also decided that a **Sub-Committee** comprising the following Members may go into the individual cases awaiting **Completion Certificates** with a view to examine whether the norms need any further modification:*

- 1. V.C., CMDA*
- 2. Prof. Suresh Kuppusamy*
- 3. Dr. A. Srivatsan and*
- 4. Thiru. Durganand Balsaver*

*The **Sub-Committee** may co-opt the Member-Secretary, CMDA, Thiru.Subash Chandira, Member & Chief Urban Planner and Thiru. C.Palanivelu, Chief Planner to assist the Committee.*

AGENDA ITEM NO. 8.2 Action taken on the minutes of 7th meeting.

Minutes: Recorded.

The Vice-Chairman, CMDA informed the MC that the Authority has approved the panel of contractors for demolition of unauthorised structures.

VC further informed that the sub-committee on CC has had three meetings and examined 38 individual files as per norms for issue of CC. The Committee felt that there is no need for any further modification in the norms already finalised by the MC.

MC also took note of the fact that the Sub-Committee has gone through 38 individual cases in detail and examined them with reference to these norms. MC resolved that hereafter all the papers for issuance of CC would be examined only with reference to the approved CC norms by the Chief Planner and clearance given.

The MC also decided that these norms would be valid till the DCR is duly amended. (For suggesting necessary DCR amendments MC decided to constitute a sub-committee). Subsequently on receipt of necessary Compliance Certificate from the relevant agencies such as the Local Body, DF&RS, Traffic Police, etc. Completion Certificate may be issued by the Chief Planner. In case of any clarification required, the Chief Planner may seek the guidance of the sub-committee. Progress report on issue of CC may be placed before the MC periodically.

AGENDA ITEM NO. 8.3 MSB & SB – Commercial buildings individual files for decision.

Minutes: *Data sheet for 10 MSB and 44 Special Buildings of Commercial buildings were placed before the MC. The MC discussed 10 cases of MSB only. The minutes of the MC of the Reg. MSB applications is annexed.*

AGENDA ITEM NO. 8.4 Discussion on base paper on Enforcement. (already circulated in 4th meeting).

Minutes: *Deferred.*

AGENDA ITEM NO. 8.5 MSB – Commercial building at Door No.42 & 43, Kutcheri Road, Mylapore, Chennai – 4 of Tmt. Kaneez Fathima, Joint Inspection on 20.02.2007 Report – Reg.

Minutes: *MC resolved to issue notice to restore the building as per approved plan.*

AGENDA ITEM NO.8.6 CMDA Regularisation Scheme - Applications with Local Bodies – Disposal of applications – Reg.

Minutes: *MC decided that CMDA will conduct a meeting with Commissioners / Executive Officers of Local bodies and give suitable instructions to them on the implementation of the Hon'ble High Court order dated 23.08.2006. MC also desired that the letters should be sent by the local bodies to those who had applied under Reg. Scheme of 2000, 2001 and 2002 by 30.6.07.*

M.C. suggested that a list of Special and Multi-Storeyed Buildings coming under the purview of CMDA may be collected from the local bodies.

AGENDA ITEM NO.8.7 MSB Reg. Dn. – Regularisation of unauthorised/deviated construction of BF+GF+MF+8 Floors Hotel building at Door No.2 & 3, Coovum river side road, Egmore, Chennai-8 in R.S. No.50/10, Block No.8 of Vepery village – Subject placed before Monitoring Committee – Reg.

Minutes: *MC resolved to regularise after collecting Reg.1999 scheme fee, subject to making alternative fire safety measures and getting a certificate from DF&RS.*

AGENDA ITEM NO.8.8 REG. MSB Dvn. – Regularisation of unauthorised/deviated construction of Basement + Ground + 4 Floors Commercial Building at Door No.9, Pycrofts Garden Road, Nungambakkam, Chennai-34 in R.S.No.87/26, Block No.15 of Nungambakkam Village – Verification of original records of earlier approval – Subject placed before the Monitoring Committee – Reg.

Minutes: *MC resolved that the applicant may be advised to produce proof of completion of the building before 28.2.1999.*

AGENDA ITEM NO.8.9 MSB Reg. Dvn. – Regularisation of unauthorised/deviated construction of Commercial Building of GF + 4 Floors at Door No.102, Lattice Bridge Road, Adyar in T.S.No.25 and S.No.15/8, Block No.16 of Pallipattu village, Chennai – Agenda item 6.3.42 to 48 of 6th meeting – Inspection Report – Submitted – Reg.

Minutes: *MC resolved to reject all the individual applications since it is totally an unauthorised construction and take action for demolition.*

AGENDA ITEM NO.8.10 MSB Reg. Dvn. -Regularisation of unauthorised/deviated construction of Commercial Building of GF+4 Floors at Door No.46 & 47, Prince Plaza, Pantheon Road, Egmore in T.S.No.1615/2, Block No.50 of Egmore village – Agenda item 6.3.41 of 6th meeting – Inspection Report – Submitted – Reg.

Minutes: *MC resolved to reject the application. Also directed to send individual notice to all the flat owners of the building to restore to the approved plan.*

AGENDA ITEM NO.8.11 MSB Reg. Dvn. – Regularisation of individual Flat (Commercial) at 4th floor in Basement + GF + 5F Commercial/Residential building at Door No.9 & 10, C.P. Ramasamy Road, Alwarpet, Chennai-18, S.No.1646/2 part, Block No.34 of Alwarpet Village – Placed in the 6th MC Meeting – Inspected – Report submitted to the Monitoring Committee – Reg.

Minutes: *MC resolved to reject the application. Also directed to send individual demolition notice to all the flat owners of the building.*

AGENDA ITEM NO.8.12 MSB Reg. Dvn. – Regularisation of individual 4th floor (part) over an existing GF + 4F commercial building at Door No.24, Plot No.B-122, 1st Avenue, Ashok Nagar, T.S.No.3, Block No.70 of Kodambakkam Village – Placed in the 6th MC Meeting – Inspected – Report submitted to the Monitoring Committee – Reg.

Minutes: *MC resolved to reject the application and to issue demolition notice to all the occupants.*

AGENDA ITEM NO.8.13 MSB Reg. Dvn. – Regularisation of deviated and partly unauthorised construction comprising of Basement Floor + Ground Floor + Mezzanine Floor + 5 Floors commercial building at Door No.36, Thirumalai Pillai Road, T. Nagar – Placed in the 7th MC Meeting – Inspected – Report submitted to the Monitoring Committee – Reg.

Minutes: *MC resolved to regularise the building subject to the condition that the applicant has to obtain alternative fire safety measures certificate from DF&RS.*

AGEND ITEM NO.8.14 CMDA – Regularisation – PPA Reg.No.412 for regularisation of Ground + 5 floor MSB – Commercial building at 6/2, Pycrafts Garden Road, Nungambakkam, Chennai – 34 – Data Sheet was placed before the Monitoring Committee in its meeting held on 23.02.2007 – Decision of the Monitoring Committee – Inspection report of the CMDA and DFS submitted – Reg.

Minutes: *MC resolved to regularise, subject to demolition of the extended portion on the 5th floor and obtaining certificate from DF&RS on fire safety measures.*

General:

a) *The Committee reviewed the action taken by CMDA on the decisions taken by the Committee in its earlier meetings. In respect of applications pertaining to Multi-storied Commercial Buildings under the 1999 Reg.Scheme, it was noted that out of 128 cases, in 77 cases, the applicants have been asked to restore the buildings to the approved plan; in 23 cases, Demolition Notices have been issued since the buildings have been constructed without any approved plan or there were very serious violations; in 12 cases, additional particulars have been called for from the applicants. The MC decided that in cases where demolition notices have been issued, if no corrective action is taken by the applicants, water supply and electricity connections should be withdrawn after the notice period is over.*

The Committee was informed that in respect of Regularisation Scheme 2002 which has been struck down by the Hon'ble High Court, individual rejection letters have been sent to 3,267 applicants out of 6,522 cases. The Committee desired that this process should be speeded up and similar letters should be sent to the applicants under the Regularisation Scheme of 2000 & 2001 which have also been struck down by the Court.

b) *The MC decided to constitute a Sub-Committee with the following to review and suggest necessary amendments in the DCR for CMA.*

- i) Vice-Chairman, CMDA*
- ii) Thiru. Louis Menezes*
- iii) Thiru. M.G. Devasagayam*
- iv) Prof. Thiru. Suresh Kuppuswamy*

The Sub-Committee will co-opt the Member-Secretary, CMDA and Thiru.C. Palanivelu, Chief Planner (Master Plan Unit) as additional members . Thiru. C. Palanivelu will be the convenor of this Sub-Committee.

The Sub-Committee may invite stakeholders, builders, office bearers of residents welfare associations and professional institutional bodies for consultation with the approval of the MC.

c) *The MC after discussions also decided to take up a Survey of Special and Multi-storied Buildings both Commercial and Residential, zone-wise for the entire Chennai City. To start with initially, Special and MSB of Commercial and residential use can be surveyed abutting North Usman Road, Usman Road, South Usman Road, Ranganathan Street, G.N.Chetty Road, Theyagaraya Road and Venkatanarayana Road. The MC also suggested a format for undertaking the Survey (**Copy enclosed**). It was also suggested that digital photos of each and every building to be surveyed may also be taken. The Survey will be undertaken by the Corporation of Chennai and CMDA jointly and report submitted to MC by the second week of April.*

- d) MC also resolved that in the Sub-Committee constituted to suggest less stringent measures for residential buildings. Thiru. M.G. Devasagayam, Member, MC will **replace** Thiru. Suresh Kuppusamy, as the later expressed his inability to devote enough time to the above Sub-Committee.
- e) MC further directed that for next meeting onwards at least 10 cases wherein applicants have submitted documents claiming that the construction was completed before 28.02.1999 may be brought for examination
- f) The next Monitoring Committee meeting will be held on 13.04.07 at 3.00 P.M. in the Conference Hall of CMDA.

(Enclosure)

FORMAT SUGGESTED BY MONITORING COMMITTEE FOR SURVEY OF
SPECIAL & MULTI-STORYED COMMERCIAL/RESIDENTIAL BUILDINGS IN
T.NAGAR

Name of the Owner:	Name of Building:
Name of Builder:	
<u>DETAILS OF PROPERTY:</u>	
Door No. / Plot No.	Plot Extent:
Street Name:	Taluk/Survey No.:
Locality :	Block No.:
Ward No.:	
Pincode:	
<u>CATEGORY OF BUILDING :</u> <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> RESIDENTIAL	
<u>STATUS OF BUILDING</u>	
<input type="checkbox"/> MULTISTORYED	<input type="checkbox"/> SPECIAL
<input type="checkbox"/> NO.OF FLOORS	
BASEMENT FLOOR + STILT + NO.OF FLOORS	
BASEMENT FLOOR + GROUND FLOOR + NO.OF FLOORS.	

<u>STATUS OF BUILDING:</u>	
<input type="checkbox"/> Under construction:	
<input type="checkbox"/> Nearing Completion:	<input type="checkbox"/> Staircase / Lift Machine Room constructed.
	<input type="checkbox"/> Overhead Tank constructed.
<input type="checkbox"/> Completed and ready for Occupation	<input type="checkbox"/> Month & year of occupation
<input type="checkbox"/> Occupied.	<input type="checkbox"/> Month & year of occupation.

STATUS OF ARRPOVAL

- P.P.No.Dated from CMDA/Corporation of Chennai
FSI granted No.of floors approved
- No.of Parking required.....
- Building Approval No.....datedFrom Corporation of Chennai.
- If applied under Regularisation Scheme
Reg.No.
File No.

SERVICE CONNECTIONS:

- Electricity Connection: Available / Not available
 - Temporary supply
 - Permanent Supply
 - Service connection details.
- Water Supply: Available / Not available
 - Service connection details.
- Fire Safety clearance Obtained.
 - Not obtained.

PROPERTY TAX DETAILS

ELECTRICITY SUPPLY DETAILS.