

**MINUTES OF THE 23<sup>rd</sup> MEETING OF THE MONITORING COMMITTEE  
HELD ON 28.09.2007 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

**MEMBERS PRESENT:**

1. Thiru. R. Santhanam, I.A.S.,  
Vice-Chairman, CMDA.
2. Thiru. M.G. Devasahayam, I.A.S., (Retd.)
3. Thiru. Rajesh Lakhoni, 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. Prof. Suresh Kuppaswamy,  
School of Architecture and Planning, Anna University.
8. Dr. A. Srivatsan,  
Architect and Urban Planner

**Leave of absence:**

1. Thiru. Louis Menezes, I.A.S., (Retd.)
2. Thiru. Hansraj Verma, I.A.S.,  
Chairman, TNEB.
3. Thiru. Durganand Balsaver,  
Architect and Urban Planner
4. Thiru. P.T. Krishnan,  
(Architect)

**AGENDA ITEM No. 23.1** Confirmation of the minutes of the 22<sup>nd</sup> meeting of the Monitoring Committee.

**Minutes** Confirmed

**AGENDA ITEM No. 23.2** Action taken on the minutes of the 22<sup>nd</sup> meeting of the Monitoring Committee

**Minutes** Recorded.

**AGENDA ITEM No. 23.3** Commercial Multi-storeyed Buildings – Decisions of the Monitoring Committee – Analysis of Land Use & Parking Violations – placed for information.

**Minutes** Recorded.

**AGENDA ITEM No. 23.4** **Multi-Storied Buildings (Commercial) – Response received from the applicants – Analysis of evidences - Placed for decision.**

The Monitoring Committee resolved to regularize the following Commercial Multi-Storeyed Buildings, subject to the conditions that:

- A) Alternative fire safety measures are provided as per the norms of DF&RS
- B) The buildings are inspected by CMDA Officials before raising Reg.fee demand.
- C) The Reg.fee under Regularisation, 1999 scheme rate is collected and
- D) There shall be no additional construction over and above what is reported already.

**Minutes 23.4.1** The Monitoring Committee on going through the file of the **Multi-Storeyed Commercial Building comprising BF + GF + 5 Floors at Door No.13, Santhome High Road, Mylapore, Chennai – 600 004 – R.S.No.2412/15 & 16, Block No.48 of Mylapore Village,** decided to give a hearing to the applicant and collect additional evidences such as the

issue of Police License and details of Electricity connection or any other supportive evidences.

**Minutes 23.4.2**

The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial building comprising GF+3 Floors at Door No.12, Haddows Road, Nungambakkam, Chennai-6 in R.S. No.109/5, Block No.19 of Nungambakkam village** had been completed before 28.2.1999. Planning Permission obtained from CMDA in No. B/16429/85 dated 30.4.1986 and the CMDA's inspection report dt.15.11.99 were accepted as credible evidences. The TNEB's service connection to the building on 31.7.1998 i.e., before the cut off date was also treated as supportive evidence. The applicant has to however remove the room on the 4<sup>th</sup> floor, which is an unauthorized construction. The Committee also directed the CMDA to move the High Court for reconsideration of its order regarding the Regularisation fee collection.

**Minutes 23.4.3**

The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF+GF+3 Floors + 4<sup>th</sup> Floor Part (Shed) at Door No.71, T.T.K. Road, Teynampet, Chennai-18 in T.S.No.1632/1, 1633/1, Block No.33 of Mylapore village** had been completed before 28.2.1999. CMDA's inspection report dated 13.11.1999 was accepted as the credible evidence.

**Minutes 23.4.4.**

The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial building comprising BF + GF + 3 Floors + 4<sup>th</sup> Floor (Part) at Door No.127, Gengu Reddy Road in R.S.No.793/2, Block No.37 of Egmore, Chennai – 600 008** had been completed before 28.2.1999.

CMDA's planning permission obtained for the construction of BF + GF + 3 Floors vide letter No: B2/15891/92 dated 21.1.1993 and the CMDA's inspection report 13.10.1999 were accepted as credible evidences. The lease agreement entered between the applicants and Citi Bank on 21.11.1999 supported with the evidences of Bank transactions in 1998 on the lease amount were considered as supportive evidences.

#### **Minutes 23.4.5**

The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial building comprising GF+3 Floors+4<sup>th</sup> floor part at Door No.206, Peters Road, Royapettah, Chennai-14 in R.S No.365/1 of Mylapore Village** had been completed before 28.2.1999. CMDA's show cause notice for security deposit forfeiture and demolition notice vide letter No: ES1/2588/96 dated 18.6.1998 were accepted as credible evidences.

#### **Minutes 22.4.6**

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising GF + 4 Floors + 5<sup>th</sup> Floor (Part) at Door No.24 Sardar Patel Road, Adyar, Chennai-20 in T.S.No.3, Block No.39 of Adyar Village** had been completed before 28.2.1999. CMDA's demolition notice vide No: DS2/10142/89 dated 10.6.1997 was accepted as the credible evidence. TNEB has reported in their Letter No.G249/CE/ Commercial/ EE3 /AEE2 /F,MC/D.86/07 dt.13.8.07, that they have given service connection on 16.5.97 for GF + 5 Floors which was accepted as supportive evidence.

**AGENDA ITEM NO. 23.5 Special Buildings (Commercial) – Response received from the applicants – Analysis of evidences - Placed for decision.**

The Monitoring Committee resolved to regularize the following Commercial Special Buildings, subject to the condition that:

- a) The buildings are inspected by CMDA Officials before raising Reg.fee demand.
- b) Reg.fee under Reg.1999 Scheme rate is collected and
- c) There shall be no additional construction over and above what is reported already.

**Minutes 23.5.1**

The Monitoring Committee on going through the file of the **Commercial Special Building comprising two blocks (first) one with G+2 Floors and another (second) with GF + FF + MF + SF + TF (Part) at Door No.50-A, Gollawar Aagraharam Road, Old Washermanpet, Chennai – 21 – in R.S.No.2993/10, Block No.45 of Tondiarpet Village**, decided that the Chief Planner may call the applicant and collect additional evidences, if any.

**Minutes 23.5.2**

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising GF + FF + SF (Part) at Door No.83, East Mada Church Road, Royapuram, Chennai-13 in S.No. 219/1, Block No.8 of Royapuram** had been completed before 28.2.1999. CMDA's inspection report dated 22.10.1999 was accepted as credible evidence and the TNEB & CMWSSB receipts for payment of connection charges were accepted as reasonable supportive evidences. The Monitoring Committee also resolved that the aerial encroachment has to be

removed before the building is regularized.

**Minutes 23.5.3**

The Monitoring Committee on going through the file resolved to accept that the **Commercial-cum-Residential building comprising Ground + 2 Floors + 3<sup>rd</sup> Floor (Part) at Door No.739, T.H.Road, Tondiarpet in R.S.No.4026/6, Block No.76, Tondiarpet Village, New Washermenpet, Chennai – 81** had been completed before 28.2.1999. CMDA's inspection report dated 17.8.1999 was accepted as the credible evidence. The Monitoring Committee also resolved that the aerial encroachment has to be removed before the building is regularized.

**Minutes 23.5.4.**

The Monitoring Committee on going through the file of the **Commercial Special Building comprising BF + GF + 3 Floors at Door No.17, 1<sup>st</sup> Street, Gopalapuram, Chennai – 86,** decided that the Chief Planner may give a hearing to the applicant and collect additional evidences.

**Minutes 23.5.5**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special building comprising GF + FF + 2nd Floor (Part) at Door No.44, 3<sup>rd</sup> Main Road, Kasthuriba Nagar in S.No.64, Block No.29 of Kottur Village** had been completed before 28.2.1999. CMDA's inspection report dated 30.10.1999 was accepted as the credible evidence.

**Minutes 23.5.6**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF + FF in a block covered in the Group Development at Door No.6, Cathedral**

**Road in R.S.No.1592/1 and Block No.32 of Mylapore Village** had been completed before 28.2.1999. CMDA's inspection report dated 3.12.1999 and planning permission obtained from CMDA in 1986 vide Lr.No.B1/10876/86 dt.25.11.86 were accepted as credible evidences.

**Minutes 23.5.7**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF+2Floors + 3<sup>rd</sup> floor (part) (Kalyanamandapam) at D.No.3, 1<sup>st</sup> Cross Street, Chittibabu Nagar Leo Complex in S.No.140/2 of Pallikaranai Village** had been completed before 28.2.1999. CMDA's refusal letter in B2/3804/97-(1) dt.27.3.97 and demolition notice No.ES3/3719/07, dt.5.6.97 were accepted as credible evidences along with CMDA's inspection report dt.8.12.1999.

**Minutes 23.5.8**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special building comprising GF + 2 Floors at Door No.1, 1<sup>st</sup> Cross Street, Kasthuribai Nagar, Adyar, Chennai-20** had been completed before 28.2.1999. CMDA's inspection report dated 2.11.1999 and planning permission obtained from Chennai Corporation in 1998 vide P.P.No.D.10/1872/98, dt.8.5.1998 were accepted as credible evidences.

**Minutes 23.5.9**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special building comprising GF+2 floors at D.No.68, Teachers Colony in S.No.34, 37 & 38 pt, Block No.11 of Adyar Village** had been completed before 28.2.1999. CMDA's inspection report dated 29.11.1999, and Registered Lease Deed dt.1.9.98 pertaining to the

building were accepted as credible evidences.

**Minutes 23.5.10**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising BF+GF+3 floors at Plot No.64-A, 65-A, Gandhi Mandapam Road, in T.S.No.2pt and 6pt., Block No.14 and 16 of Adyar Village** had been completed before 28.2.1999. CMDA's inspection report dated 24.11.1999 and the planning permission obtained from CMDA in 1996 were accepted as credible evidences.

**Minutes 23.5.11**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising Basement Floor + Ground Floor + 2 Floors + 3<sup>rd</sup> floor (pt) at Door No.2A, Cenetoph Road in R.s.No.3837/20, Block No.75 of Mylapore** had been completed before 28.2.1999. CMDA's inspection report dated 12.11.1999 and the planning permission obtained from Chennai Corporation in 1995 vide P.P.No.D8/5566/95, dt.3.11.1995 were accepted as credible evidences.

**Minutes 23.5.12**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising GF + 2 Floors at Door No.359, M.K.N.Road Adambakkam, Chennai-16** had been completed prior to 28.2.1999. The refusal plan of CMDA dt.7.12.1995 and the demolition notice issued by Alandur Municipality vide R.C. No./0592/F2/1996 dt.13.11.1996 and the CMDA's inspection report dated 14.12.1999 were treated as credible evidences.

**Minutes 23.5.13**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising Ground Floor + First Floor at Door No.367, G.S.T. Road in S.No.407/7 and 407/8 of Zamin Pallavaram** had been completed and occupied before 28.2.1999. CMDA's inspection report dated 5.11.1999 and the planning permission obtained from CMDA in 1995 vide P.P.No.C/PP/121/95, dt.22.8.1995 were accepted as credible evidences.

**Minutes 23.5.14**

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising GF+ 2 Floors + 3<sup>rd</sup> Floor Part at Door No.17, Govindan St., Arumbakkam, Chennai – 29, T.S.No.39, Block No.27 of Arumbakkam Village** had been completed before 28.2.1999. CMDA's inspection report dated 27.12.1995 & 13.11.99 were accepted as credible evidences.

**Minutes 23.5.15**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special buildings comprising unauthorized and deviated constructions (Group Development) within the premises of Isabel's Hospital at No.18, (New No.49), Oliver Road, in R.S.No.1657, 1658/1,2 of Mylapore Village** had been completed before 28.2.1999. CMDA's inspection report dated 16.11.1999 was accepted as the credible evidence.

**Minutes 23.5.16**

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Basement + Ground + One Floor**

at Door No.568, Poonamallee High Road, Arumbakkam, Chennai – 106 in T.S.No.9, Block No.5 of Arumbakkam Village had been completed before 28.2.1999. Chennai Corporation's inspection dt. 24.9.1999 was accepted as the credible evidence.

**Minutes 23.5.17**

The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising Basement Floor + Ground Floor + 3 Floors at Door No.13/21, Medavakkam Tank Road, R.T.Square, Ayanavaram, Chennai – 12 in R.S.No.56, Block No.37, Anayavaram Village** had been completed before 28.2.1999. CMDA's demolitions notice No: EN1/640/93 dated 27.12.1993 and inspection report dt. 16.11.1999 were accepted as credible evidences.

**Minutes 23.5.18**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special Building comprising Basement Floor + Ground Floor + 2 floors + 3<sup>rd</sup> floor (part) at Plot No.6, Door No.9, Parameswari Nagar, IV Street, Adyar, Chennai – 20** had been completed before 28.2.1999. CMDA's inspections made on 20.11.1999 and on 11.01.2000 were accepted as the credible evidences.

**Minutes 23.5.19**

The Monitoring Committee on going through the file resolved to accept that the **Commercial Special building comprising BF+GF+2 floors + 3rd floor (part) at D.No.11, Adyar Bridge Road in T.S.No.48, Block.No.3 of Urur Village** had been completed before 28.2.1999. CMDA's inspection report dt.29.10.1999 was accepted as the credible evidence.

**Minutes 23.5.20** The Monitoring Committee on going through the file resolved to accept that the **Commercial building comprising GF +2F+ 3 Floors (Part) (AC Sheet) at Door No. 7, Thanikachalam (Chetty) Street, T.Nagar, Chennai- 17 – T.S.No. 6506 Block No.140 of T.Nagar Village** had been completed before 28.2.1999. CMDA's inspection report 21.7.1999 was accepted as the credible evidence

**AGENDA ITEM No.23.6** E.C. – Completion Certificate – Progress Report placed for information – Reg.

**Minutes** Recorded.

**AGENDA ITEM No.23.7** E.C. – Fixing of Responsibilities for allowing un-authorized constructions – Report submitted.

**Minutes** The Monitoring Committee decided that the Commissioner, Municipal Administration, The Director, Town Panchayats and the Director, Rural Development may be invited to the next Monitoring Committee Meeting as Special invitees and the issue discussed in detail.

**AGENDA ITEM No.23.8** E.C. – Issue of Completion Certificate for MSB – Modifications of norms – Proposal placed before the Monitoring Committee

**Minutes** It was decided to consider permitting this kind of structure on a case-to-case basis since it is a sensitive issue.

**AGENDA ITEM No.23.9** E.C. – Issue of Completion Certificate and refund of Security deposit for the buildings prior to the formulation of completion certificate norms by the Monitoring

Committee – Subject placed before the M.C. for discussion and decision.

**Minutes**

For issue of Completion Certificate, the present system of insisting on Compliance Certificate from other Agencies shall be continued.

**AGENDA ITEM No.23.10**

E.C. – Construction of 2 blocks of Stilt + 4 Floors and 2 blocks of Ground + 3 Floors Residential building with 48 dwelling units at Plot No.8&9, ANA Avenue in S.No.97/2C, 100/1, 110/3A and 110/3B, Athipattu Village - Subject placed before the M.C. for decision.

**Minutes**

The subject was discussed in detail and the individual case was considered for relaxation, since the 1 mt. Pergola projection is only for elevation purposes, as it is in Terrace floor, not habitable and not considered for inclusion in F.S.I.

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