

MINUTES OF THE 269TH AUTHORITY MEETING HELD ON 12.04.2022 AT 2.30 p.m. IN THE CONFERENCE HALL OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, THALAMUTHU-NATARAJAN BUILDING, EGMORE, CHENNAI - 600 008.

THE FOLLOWING MEMBERS WERE PRESENT:

CHAIRMAN

THIRU S. MUTHUSAMY,
Hon'ble Minister for Housing & Urban Development and
Chairman, CMDA,
Secretariat, Chennai – 600 009.

MEMBERS

Officers:

1. **THIRU HITESH KUMAR S.**
MAKWANA, I.A.S.,
Vice-Chairman (FAC), CMDA.
2. **THIRU ANSHUL MISHRA, I.A.S.,**
Member-Secretary, CMDA.
3. **THIRU HITESH KUMAR S.**
MAKWANA, I.A.S.,
Principal Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George, Chennai – 600 009.
4. **THIRU C. VIJAYARAJ KUMAR, I.A.S.,**
Managing Director, CMWSSB,
Chennai-600 002.
5. **THIRU E. SARAVANAVELRAJ, I.A.S.,**
Director,
Town and Country Planning,
CMDA Office Complex, Tower-III,
Koyambedu, Chennai-600 107.
6. **THIRU PRASHANT S.**
WADNARE, I.A.S.,
Addl. Secretary to Govt.,
Finance Department,
Fort St. George, Chennai -600 009.
(NOMINEE OF ADDL. CHIEF
SECRETARY TO GOVT., FINANCE
DEPT.)
7. **THIRU M. GOVINDA RAO, I.A.S.,**
Managing Director,
Tamil Nadu Urban Habitat Development
Board, Chepauk, Chennai-600 005.
(NOMINEE OF PRINCIPAL
SECRETARY TO GOVT., TNUHDB)

People's Representatives and Non-Official Members:

1. **Thiru S. Sudharsanam, M.L.A.**
2. **Thiru P. Sivakumar, M.L.A.**
alias Thayagam Kavi
3. **Thiru Poochi S. Murugan,**
Chairman,
Tamil Nadu Housing Board,
Koyambedu, Chennai-107.

8. **TMT. H. PRABHAVATAHY,**
General Manager, SIPCOT.
(NOMINEE OF ADDL. CHIEF
SECRETARY TO GOVT., INDUSTRIES
DEPT.)
9. **THIRU R. RAJENDRAN,**
Asst. Executive Engineer
Greater Corporation of Chennai,
Chennai 600 003.
(NOMINEE OF COMMISSIONER,
GREATER CHENNAI CORPN)
10. **TMT. K.K. SHANTHI,**
Senior Architect,
Public Works Department,
Chepauk, Chennai-600 005.
(NOMINEE OF CHIEF ARCHITECT TO
GOVT.)
11. **TMT. N. USHA, M.A., MTP,**
Addl Secretary (Tech), H&UD and
MEMBER & CHIEF PLANNER,
CMDA, Chennai-600 008.

SPECIAL INVITEE

1. **DR. RAJENDRAN,**
Environment Engineer,
Tamil Nadu Pollution Control Board,
Chennai.
(NOMINEE OF MS, TNPCB)

LEAVE OF ABSENCE:

1. **DR. K. GOPAL, I.A.S.,**
Principal Secretary to Government,
Transport Department,
Fort St. George, Chennai – 600 009.
2. **THIRU R. CHANDRASEKAR, B.E.,**
Chief Engineer,
Construction & Maintenance,
Highways Department,
Guindy, Chennai-600 025.
3. **THIRU S. SANKARA MURTHY,**
Joint Director of Town & Country Planning,
CMDA Office Complex, Tower-III,
Koyambedu, Chennai-600 107.

At the outset, on behalf of all the Members present, the Vice-Chairperson welcomed the Hon'ble Minister for Information and the Chairman, CMDA and the new Members of the Authority. The Authority took up the subjects for consideration with the permission of the Chairman.

AGENDA ITEM NO. 1

To record the notice convening the 269th Authority Meeting.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2

To grant leave of absence.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 3

To confirm the minutes of 268th Authority Meeting held on 23.12.2021.

RESOLUTION

CONFIRMED

AGENDA ITEM NO. 4

To note of the action taken on 268th Authority Meeting decisions – For information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 5

Finance Division – Arrears in finalization of Annual Accounts – Subject placed before Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 6

Establishment – CMDA – Appointment of Members to the Board of the Authority – Subject placed before the Authority for information and adoption.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 7

Establishment – CMDA – Thiru. A. Krishna Kumar, Chief Planner – Permitted to retire voluntarily from service on 01.02.2022 – subject placed before the Authority for Information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 8

CMDA – Audit Report and the Annual Accounts of CMDA for the year 2019-2020 – Report received from the Director / State Government Audit of Statutory Board – subject placed before the Authority for information and adoption.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 9

CMDA – CW - Circle-I - Collection of Entry/ Parking Fee for the vehicles entering the Truck Parking yard at Manjambakkam, Chennai-68 for a period of three years – Extension of Contract Period Equal to Total lock down period for 56 days of Second Wave of COVID-19 with waiver of Licence Fee - Subject is placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the extension of the contract period for 56 days at the end of the 2nd year term without licence fee i.e. 03.12.2022 to 27.01.2023.

AGENDA ITEM NO. 10

CMDA - Construction Wing - Circle II - Refurbishment of Tower I and Tower-II CMDA office space – Rough Cost Estimate submitted for according Administrative sanction- Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal to the extent of only to engage the Consultant / Architect for preparation of interior layout and specifications along with a detailed estimate for refurbishment of entire CMDA office area in Tower-I & Tower-II in single stretch.

AGENDA ITEM NO. 11

CMDA – CW – Lorry Parking Yard (LPY) was constructed by CMDA at Koyambedu – Operation by Market Management Committee (MMC) on revenue sharing basis – Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to approve the proposal and to hand over the Lorry Parking Yard to Market Management Committee (KWMC) on revenue sharing basis at 50% each after deducting the expenditure. The Statutory charges like property tax and insurance will be borne by CMDA.

AGENDA ITEM NO. 12

CMDA – Circle I - CW – Providing transaction advisory services for identifying a concessionaire for total operation and maintenance through revenue sharing model and conventional methods for the new bus terminals at Kilambakkam, Kuthambakkam and Madhavaram Moffusil bus terminals for CMDA – Selection of Consultants M/s. Jones Lang LaSalle Property Consultants India Pvt. Ltd., Chennai - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to issue the work order to M/s. Jones Lang LaSalle Property Consultants India Pvt. Ltd., Chennai at Rs.99,90,000/- + GST as their consultancy charges.

AGENDA ITEM NO. 13

CMDA – Construction Wing – Circle-II – “Construction of Workers Canteen and Resting Hall at Koyambedu Wholesale Market Complex in Koyambedu” – Subject placed before Authority for according Revised Administrative approval.

RESOLUTION

The Authority resolved to accord Revised Administrative sanction for the “Construction of Workers Canteen and Resting Hall at Koyambedu Wholesale Market Complex in Koyambedu” to the value of Rs.2,67,00,000/- including GST and other overheads.

AGENDA ITEM NO. 14

Establishment – CMDA – Creation of one post of Chief Administrative Officer in CMDA – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to create one post of Chief Administrative Officer by surrendering one post of Chief Accounts Officer and also resolved to fill up that post only by deputation and forward the same to Government for issue of GO for creating the post and also for making necessary amendment in the Draft Service Regulations.

AGENDA ITEM NO. 15

Establishment – CMDA – Filling up 10 no. of Driver post against 25 vacancy through Direct Recruitment – Remaining 15 no. of vacancy for the post of Driver engaging on daily wages basis – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and also directed to obtain Police Verification Certificate for the candidates to be filled up under outsourcing basis for the post of Driver.

AGENDA ITEM NO. 16

CMDA – Construction Wing – Circle-II – Community Hall in S.No.336 part of Kattankolathur village, Maraimalai Nagar, Chengalpattu District – Handing over to Local body for Operation and Maintenance on Revenue sharing basis - Subject is placed before the Authority for decision.

RESOLUTION

The Authority resolved to approve the proposal to hand over the Community Hall to Maraimalai Nagar Municipality for operation and maintenance on revenue sharing basis @ 20% for CMDA & 80% for Maraimalai Nagar Municipality. The Statutory charges and maintenance expenditure will be borne by Municipality.

AGENDA ITEM NO. 17

CMDA – CW – Retirement on superannuation of Thiru.P.Baalakirushnan, Accounts Officer (Works), Construction Wing on 31.05.2022– Re-employment on Contract basis against actual vacancy for six months from 01.06.2022 – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to re-employ Thiru P. Baalakirushnan, Accounts Officer (Works), Construction Wing on contract basis for a period of six months from the date of 01.06.2022 i.e. after his superannuation. Further it was directed to request commissioner of Treasuries and Accounts to depute an Accounts Officer on deputation basis.

AGENDA ITEM NO. 18

CMDA – Construction Wing – Circle-II – Refurbishment of 5th Floor West Wing of Tower I for accommodating of Master plan unit(MPU), CMDA & Chennai Unified Metropolitan Transport Authority (CUMTA), Thalamuthu Natrajan Maligai – Orders requested for floating tender – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the Administrative sanction for refurbishment of 5th Floor West Wing of Tower-I to a value of Rs.3,39,00,000/- including all overheads for accommodating CUMTA & MPU Offices. The renovation and rental amount to be shared between CMDA & CUMTA based on occupied office area.

AGENDA ITEM NO. 19

CMDA – ADU – I&SM @ Sathangadu – Allotment of plots to various associations in Iron and Steel Market @ Sathangadu -Request to issue of Allotment order and Sale deed by CMDA - Subject to be placed before the Authority for its decision.

RESOLUTION

The Authority vide its earlier resolution No.67/93, dated 28.09.1993 and A.R.No.71/2014, dated 10.09.2014 have approved the proposal of allotment of 2 grounds of plot to the associations and ratified the cost of plot fixed at Rs.350/sq.ft. with interest component on par with rate offered to George Town Traders and also approved M/s. Tamil Nadu Ispat Parishad Ltd. to remit the balance cost of plot at concessional price of Rs.350/sq.ft. with penal interest from the date of allotment since allotment is made to the associations respectively. The Authority is of the view that when Authority has already taken decision in this matter there is no necessity for Authority to re-examine.

AGENDA ITEM NO. 20

Establishment – CMDA – Draft Service Regulations, 2021 – Subject placed before the Authority for approval.

RESOLUTION

After detailed deliberations, the Authority resolved to approve the Draft Service Regulations and directed to forward the same to Government for approval and issue of suitable orders.

AGENDA ITEM NO. 21

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. No. 122/4B of Parvatharajapuram Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit from Primary Residential Use Zone to Industrial Use Zone to Construct Automobile Industry with 140 HP. & 85 Nos. of workers applied by Thiru. Saurabh Das Gupta – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and the fact that the site under reference gains access from 11.0 m. wide public road viz., Parvatharajapuram road and based on the recommendation of the Commissioner, Poonamallee Panchayat Union dated 02.07.2021, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Industrial Use Zone subject to the condition that the remarks of the Tamil Nadu Pollution Control Board (TNPCB) to be obtained while development.

AGENDA ITEM NO. 22

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land S. No. 102/2A and 102/2B of Agramthen Village, Tambaram Taluk, Chengalpattu District, St. Thomas Mount Panchayat Union Limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Thiru.K.Muralidharan & Thiru.K.Ravishankar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, the availability of the public access from 10.0 m. wide Annai Sathya Nagar Main road, the recommendation of the Commissioner, St. Thomas Mount panchayat Union in letter dated 06.07.2021 and the remarks of Chief Engineer, Public Works Department (WRD) in Letter No. DB/T5(3)/F-NOC 2142-Agramthen village/2022/ dated 23.03.2022, the Authority resolved to

reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the following conditions:

- i. Clearance Certificate to be obtained from the Revenue Department to make sure that the site under reference is not an encroached property from water body as well as confirming boundaries of the proposed site before notification of Variation in Tamil Nadu Government Gazette.
- ii. Access road to be extended through the site under reference so as to ensure the public access to the surrounding vacant lands while development.

AGENDA ITEM NO. 23

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. Nos. 12/2A part, 2B part, 2C part & 12/2D part and 15/3B, Senneerkuppam Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit from Agricultural Use Zone to Residential Use Zone to develop a residential layout applied by Thiru.D.Duraisingh – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding development and availability of access road from approved layout (PPD/L.D No. 73/2021) of 7.2 m. wide on Southern side and the recommendation of the Commissioner, Poonamallee Panchayat Union dated 02.11.2021, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the condition that access road to be extended through the site under reference so as to ensure the public access to the surrounding vacant lands while development.

AGENDA ITEM NO. 24

CMDA – APU – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in Plot Nos. 8A & 8B, Nanmangalam Road & Mettu Street, Nemilichery, Pallavaram, Chennai comprised in T.S.No.21, Old S.No.84/2 part, Ward-G, Block No.15 of Nemilichery Village, Pallavaram Taluk, Chengalpattu District, Pallavaram Municipal Limit from Water Body to Residential Use Zone for construction of Residential building applied by Tmt. V.Krishnalakshmi – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note that the subject has been placed before the Authority meeting held on 28.10.2021 and resolved in A.R. No. 93/2021 as follows:

“The Authority deliberated the subject in detail. The Authority took note that as per Second Master Plan, ‘A’ Register and Litho Map the S.No.84 of Nemilichery Village is classified as pond (Kulam). The Authority was informed that earlier the Reclassification proposal submitted by Thiru.V.Rajendiran at S.No.84/2 part, T.S.No.14 of Nemilichery Village was placed before the Authority meeting held on 11.07.2019 and Authority in its A.R.No.85/2019 resolved to reject as the site is classified as Government Poramboke land. Therefore, the Authority resolved to reject the Reclassification proposal.”

The applicant filed a Contempt petition in W.P.No.31839 of 2019 in Hon’ble High Court of Madras against rejection of the reclassification by the Authority in A.R.No.93/2021 dated 28.10.2021.

The Authority also discussed in detail on the letter received from the Principal Secretary to Government, Revenue and Disaster Management Department dated 24.02.2022 and Hon’ble Court Order dated 11.02.2022. In letter dated 24.02.2022 the Revenue Department stated that the S.No.84 of Nemilichery village have been subdivided into three subdivisions viz.,

S.No.	Extent	Classification
84/1	0.14	Kuttai
84/2	0.42	Gramanatham Public Well
84/3	0.16.5	Kuttai

Further, they also stated that the above corrections have been done as per the Special Tahsildar Proceedings R.C. No.162/2018, dated 31.08.2018.

The Hon’ble High Court Ordered in its order dated 11.02.2022 as follows:

“The affidavit filed by the Deputy Secretary to Government, Revenue and Disaster Management Department, clearly explains the status of the land in Survey No. 84/2. The concerned Authority has stated that Survey No. 84/2 is now occupied by dwelling houses. However the recording in the Revenue Registry continues to reflect Survey No.84 as a Kulam. This status in the Revenue Record has to be necessarily changed and updated and it should reflect the ground reality.

2. *The learned Additional Advocate General appearing on behalf of CMDA submitted that the above affidavit has been sent to the Member Secretary, CMDA and he has sought for instructions. The learned Additional Advocate General therefore sought for some time.*

3. In view of the specific stand taken by the Revenue Department, this Court expects that CMDA will follow it up and make the necessary changes in the Second Master plan.”

Considering the above changes of S.No.84/2 in Revenue Records as “Gramanatham Public Well” and as per order of the Hon’ble High Court dated 11.02.2022 and recommendations of the Commissioner, Pallavaram Municipality in letter dated 14.12.2020, the Authority resolved to reclassify the land use of the site under reference i.e., Old S.No. 84/2part, T.S.No.21, Ward-G, Block No. 15 of Nemilichery Village, Pallavaram Taluk from Water body to Residential Use Zone (Gramanatham) subject to the condition that remarks of Water Resources Department (WRD) (PWD) on inundation aspects to be obtained while development at the site under reference and also that the plot is properly subdivided and their extent of land clearly demarcated by the Revenue Department.

AGENDA ITEM NO. 25

CMDA – APU – Reclassification Division – Variation to land use - Proposal for reclassification of land use for the land in S. Nos. 48/1A1, 1A2, 3A and 48/3B of Perumalagaram Village, Poonamallee Taluk, Thiruvallur District, Thiruverkadu Muncipal limit from Primary Residential Use Zone to Commercial Use Zone for construction of club house and commercial complex applied by M/s. VGN Builders Pvt. Ltd., represented by its Authorized Signatory Thiru.B.R.Nandakumar – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The subject was placed before the 267th Authority meeting held on 28.10.2021 and resolved to obtain remarks from PWD on inundation point of view and place it before the ensuing Authority. Accordingly, the applicant obtained remarks of the Chief Engineer, WRD in letter No. DB/T5(3)/F-NOC-Perumalagaram village/2022 dated 07.03.2022.

Considering the surrounding developments and the public access from 9.0 m. wide Nandakumar Street, 12.0 m. wide Devadas Road and 10 m. wide 6th Main Road to the site under reference and the recommendation of the Commissioner, Thiruverkadu Municipality in letter dated 03.06.2021, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone subject to the condition that clearance certificate from the Revenue Department to make sure that the site is not an encroached property from the water body as well as confirming the

boundaries of the proposed site before publication of Variation notification in Tamil Nadu Government Gazette.

AGENDA ITEM NO. 26

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in T. S. Nos. 4790/1, 2, 3, 4, 5 and 4790/6, Block No. 109, New Giri road, T.Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation limit from Institutional Use Zone to Commercial Use Zone to construct residential cum commercial building applied by Tmt.K.P.Padmavathy & 7 Others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, the public access from 15.35 m. wide Thirumalai Pillai road on Western road & 12.0 m. wide New Giri Road on Eastern side and the recommendations of the Greater Chennai Corporation in letter dated 04.01.2022, the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Commercial Use Zone subject to the condition that demolition approval for the existing building at the site under reference to be obtained before publication of Variation notification in the Tamil Nadu Government Gazette.

AGENDA ITEM NO. 27

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Door No. 37, West Jones Road, T.S. No. 42/1pt, Block No. 8, Saidapet Village, Mambalam Taluk, Chennai District, Greater Chennai Corporation limit from Institutional Use Zone to Residential use zone to construct residential building applied by Thiru. R. Anandan – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, the recommendation of the Greater Chennai Corporation in letter dated 17.08.2021 and the site gains access from 11.8 m. wide public road viz., Jones Road, the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone.

AGENDA ITEM NO. 28

CMDA – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey Nos. 377/1, 382/1, 2 & 382/3, 383, 384/1 & 384/2, 385, 386, 387, 398/1 & 398/2, 400/1A part, 1B part and

400/2part of Manapakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit from Institutional use zone to Residential Use Zone to develop Group Housing applied by Thiru.M.K.Mohan for himself and for Thiru.A.M.Parthasarathy – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that the site under reference forms a part of the area de-notified from the land acquisition proposal for Airport Expansion. The Authority viewed that *raisondetre* for originally notifying the land as institutional use zone was for the airport expansion. As the land has been de-notified, it would therefore now be in fitness of things to restore the land use to the one which existed prior to Second Master Plan.

Therefore the Authority resolved to reclassify the land use to residential Use Zone subject to the following conditions:

- i. Clearance Certificate from the Revenue Department to make sure that the site is not an encroached property from water body as well as confirming boundaries of the proposed site before publication of Variation notification in Tamil Nadu Government Gazette.
- ii. Access to surrounding vacant lands has to be ensured while issuing Planning Permission for development at the site under reference.

AGENDA ITEM NO. 29

Chennai Metropolitan Development Authority – APU – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. Nos. 318, 320, 321, 343, 344, 345/2pt. & 345/3, 346/2pt., 347/2pt., 352pt., 353, 354, 355/1 and 355/2 of Manapakkam Village, Alandur Taluk, Chennai District, Greater Chennai Corporation limit from Institutional Use Zone to Residential Use Zone to construct residential building applied by M/s. Casagrande Smart Value Homes Private Limited – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that the site under reference forms a part of the area de-notified from the land acquisition proposal for Airport Expansion. The Authority viewed that *raisondetre* for originally notifying the land as institutional use zone was for the airport expansion. As the land has been de-notified, it would therefore now be in fitness of things to restore the land use to the one which existed prior to Second Master Plan.

Therefore the Authority resolved to reclassify the land use to residential Use Zone subject to the following conditions:

- i. Clearance Certificate from the Revenue Department to make sure that the site is not an encroached property from water body as well as confirming the boundaries of the proposed site under reference before publication of Variation notification in Tamil Nadu Government Gazette.
- ii. Remarks of Tamil Nadu Pollution Control Board to be obtained while development at the site under reference.
- iii. Access to the surrounding vacant lands to be ensured while issuing Planning Permission for development at the site under reference.

AGENDA ITEM NO. 30

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division - Variation to land use – The proposal of reclassification for the land Survey Nos. 112, 113/1, 2A & 2B, 114/1A2, 1B & 2, 117/2A2, 3A, 3B, 4C, 5, 8 and 117/12B of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone for developing a residential layout applied by Tmt.B.Indumathi & Others – Placed in the Authority – Remarks of PWD – Order of Hon’ble High court - Subject again placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The subject was placed before the Authority and in A.R.No.33/2019 dated 05.03.2019 resolved to re-examine the proposal after obtaining remarks from PWD on inundation point of view. The Chief Engineer, PWD, WRD Chennai region in letter No.DB/T5(3)/F–Naduveerapattu village/2021 dated 24.03.2021 furnished remarks on inundation point of view with certain terms and conditions. Based on the condition of The Chief Engineer, PWD, The Tahsildar, Kundrathur in letter dated 3185/2021/A2 dated 13.10.2021 furnished clearance certificate mentioning the extent, classification and boundary details of the site under reference.

Considering the above and surrounding developments, the Authority resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone.

AGENDA ITEM NO. 31

Establishment – CMDA – Appointment of Panel Advocates in CMDA - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to approve the proposal.

AGENDA ITEM NO. 32

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in T. S. No. 5257/2, 7181/3 & 7181/4 and 7600, Block No. 119, Bazullah Road, T. Nagar Village, Guindy Taluk, Chennai District, Greater Chennai Corporation Limit from Primary Residential Use Zone to Commercial Use Zone to construct office building applied by M/s. Sherisha Technologies Pvt. Ltd – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note that the applicant obtained Planning Permission from CMDA in PP.No.B/NHRB/373/2020 dated 11.11.2020 for the construction of office cum residential building stilt + 3 floors and the same is under construction. The Greater Chennai Corporation recommended in letter dated 25.02.2022.

Considering surrounding developments and gaining access from 14.9 m. wide public road on Northern side, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Commercial Use Zone subject to the condition that revised Planning Permission to be obtained under the provisions of TNCD&BR, 2019 for the proposed development at the site under reference.

AGENDA ITEM NO. 33

Chennai metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey No. 1594/59 (1594/39 as per Document), Block No.33, Sullivans Garden, Mylapore Village, Mylapore Taluk, Chennai District, Greater Chennai Corporation Limit from Institutional Use Zone to Residential Use

Zone to construct staff quarters applied by M/s. The KCP Limited represented by Joint Managing Director, Tmt.V.Kavitha Devi – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and availability of 9.2 m. wide public road on Eastern side and the recommendation of the Greater Chennai Corporation in letter dated 04.01.2022, the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Residential Use Zone.

AGENDA ITEM NO. 34

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Survey No. 1339/1B of Vallur village (Vallur D Village as per Revenue records), Ponneri Taluk, Thiruvallur District, Minjur Panchayat Union limit from Primary Residential Use Zone to Special & Hazardous Industrial Use Zone to construct ISO Tank Cleaning and E- Waste dismantling unit utilizing 60 HP. and 25 workers applied by Thiru. Ravi Sandran – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the recommendation of the Technical Committee Meeting held on 28.03.2022 and availability of public access of 7.2 m. wide road on the Northern side and considering surrounding developments the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Special and Hazardous Industrial Use Zone subject to the condition that the remarks of Tamil Nadu Pollution Control Board to be obtained while development at the site under reference.

AGENDA ITEM NO. 35

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in T.S.No.7/1, Old Survey Nos. 276part, 277part, 278part and 279/1, Block No. 18, Ward - G of Thiruvottriyur Village, Thiruvottriyur Taluk, Chennai District, Greater Chennai Corporation limit from Special & Hazardous Industrial Use Zone to Residential Use Zone to develop a residential layout applied

by M/S. K.G.Foundations Pvt. Ltd. – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority took note of the Recommendation of the Technical Committee Meeting held on 28.03.2022, recommendation of the Greater Chennai Corporation in letter dated 10.06.2021 and the availability of 9.0 m. wide public road on Eastern side, 10.0 m. wide on Southern side and 9.0 m. wide on Eastern side and considering the surrounding developments, the Authority resolved to reclassify the land use of the site under reference from Special and Hazardous Industrial Use Zone to Residential Use Zone.

AGENDA ITEM NO. 36

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. No.122/6A3 of Parvatharajapuram Village, Poonamallee Taluk, Thiruvallur District, Poonamallee Panchayat Union Limit from Primary Residential Use Zone to Industrial Use Zone to construct Automobile Industry with 140 HP & 85 Nos. of workers applied by M/s. SCS Industrial Product Mfg. Co. Pvt. Ltd. represented by Thiru.Saurabh Das Gupta – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and the site under reference gains access from 11.0 m. wide public road viz., Parvatharajapuram road and the recommendation of the Commissioner, Poonamallee Panchayat Union dated 02.07.2021, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Industrial Use Zone subject to the condition that the remarks of the Tamil Nadu Pollution Control Board (TNPCB) to be obtained while development.

AGENDA ITEM NO. 37

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. Nos. 611pt., 612, 613/3, 614, 615, 616, 617pt., 620/1pt. & 620/2pt., 621, 622, 623/1, 2, 4, 5A, 5B and 623/6 of Gerugambakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit

from Institutional Use Zone to Residential Use Zone to construct residential building applied by M/s. Casagrand Builder Pvt. Ltd – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. The Authority noted that the site under reference forms a part of the area de-notified from the land acquisition proposal for Airport Expansion. The Authority viewed that *raisondetre* for originally notifying the land as institutional use zone was for the airport expansion. As the land has been de-notified, it would therefore now be in fitness of things to restore the land use to the one which existed prior to Second Master Plan.

Therefore the Authority resolved to reclassify the land use to residential Use Zone subject to the following conditions:

- i. Clearance Certificate from the Revenue Department to be obtained to make sure that the site is not an encroached property from water body as well as confirming the boundaries of the proposed site before publication of Variation notification in Tamil Nadu Government Gazette.
- ii. Remarks of Tamil Nadu Pollution Control Board to be obtained during the proposed development at the site under reference; and
- iii. NOC to be obtained from Indian Oil Corporation (IOC) on the existence of underground IOC pipeline passes through the site under reference during the proposed development at the site under reference.

AGENDA ITEM NO. 38

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in Door No. 46, Rithordon Road, Purasaivakkam comprised in T.S.No.2/11, Block No.1, Ward -1, Purasaivakkam Village, Purasaivakkam Taluk, Chennai District, Greater Chennai Corporation limit from Institutional Use Zone to Commercial use zone to construct Shop, Office cum Residential Building applied by Thiru.Bharat kumar L Tejani & 21 Others – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments and the site under reference gains 12.0 m. wide public

road i.e., Ritherdon Road on Eastern side, the recommendation of the Greater Chennai Corporation in letter dated 26.10.2021, the Authority resolved to reclassify the land use of the site under reference from Institutional Use Zone to Commercial Use Zone.

AGENDA ITEM NO. 39

Chennai Metropolitan Development Authority – Area Plans Unit – Reclassification Division – Variation to land use – Proposal for reclassification of land use for the land in S. Nos. 589/1B, 590/2A & 590/2B, 591/1A2, 592/1A2 & 592/2A2, 593/2A and 593/2B of Thirumudivakkam Village, Kundrathur Taluk, Kancheepuram District, Kundrathur Panchayat Union limit from Primary Residential use zone to Industrial use zone to construct plastic products manufacturing company with 200 HP. and 30 nos. of workers applied by Tmt. L.Sivasankari & Thiru. V.Lenin – Subject placed before the Authority for its decision.

RESOLUTION

The Authority deliberated the subject in detail. Considering the surrounding developments, the site gains access from 10.0 m. wide public road viz., Arulmurugan Nagar road on the Western side and the recommendation of the Commissioner, Kundrathur Panchayat Union in letter dated 08.02.2022, the Authority resolved to reclassify the land use of the site under reference from Primary Residential Use Zone to Industrial Use Zone subject to the condition that remarks of Tamil Nadu Pollution Control Board to be obtained while development at the site under reference.

AGENDA ITEM NO. 40

Establishment – CMDA – Revision of Delegation of Power to Chief Executive Officer – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and further directed to entrust the power to Chief Executive Officer for sanction of all types of leave from 31 days to 60 days to all officers and staff in Main Office and Construction Wing along with Area Development, for the post for which Member-Secretary is Appointing Authority in accordance with rules.

AGENDA ITEM NO. 41

CMDA – Administrative Division – Institutional Partnership – Memorandum of Understanding (MoU) with Cornell University & CEPT University placed before Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and also forward the same to obtain Government Order.

AGENDA ITEM NO. 42

Establishment - CMDA – Engaging with students (Category A) and professionals (Category B) for internship in CMDA -placed before Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal.

AGENDA ITEM NO. 43

Establishment – CMDA – Outsourcing personnel engaged on the basis of minimum wages act fixed by the Collector – Extension for a period of another 3 months (April 2022 to June 2022) – Requested – Regarding – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and further directed to follow the rates fixed for outsourced services in the commissionerate of Revenue Administration.

AGENDA ITEM NO. 44

BUDGET - Chennai Metropolitan Development Authority – Revised Estimate 2021-2022 and Budget Estimate 2022-2023 - Placed before the Authority for approval – Reg.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 45

CMDA – CW – Division-I – Enhancement of delegation Powers of officers - Consequent on the increase of powers in Public Works Department Orders issued by the Government - Subject may be placed before the Authority for approval and adoption of Government Orders.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposed Delegation of Powers as in Column (7) of Annexure (1) in CMDA in line with the G.O.Ms.No.159, Public Works (G2) Dept., dated 11.11.2021.

Sl. No.	Brief Description	Officers	Delegation of Powers in PWD as per G.O. Ms. No. 281, dated 12.12.2012	Delegation of powers in CMDA in line with G.O. (col. 4)	Delegation of Powers in PWD as per G.O. Ms.No.159, dated 11.11.2021	Approved Delegation of Powers for CMDA officials in the 269 th Authority Meeting held on 12.04.2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	To accord Administrative approval for Original works *G.O.Ms. No. 1819, PWD dated 01.09.1984 (as per Technical Officer's Guide 2018 @ page No. 726 – Sl. No. 1) (other than Residential buildings and Electrical works) ** As per A.R. No. 176/2000, dated 30.08.2000	Executive Engineer	Rs.20,000*	-	-	-
Superintending Engineer		Rs.50,000*	Rs. 2.00 Lakh**	-	Rs.10.00 Lakh	
Chief Engineer		Rs.2,00,000*	Rs.5.00 Lakh**	-	Rs.10.00 Lakh	
Member Secretary		-	Rs.10.00 Lakh**	-	Rs.50.00 Lakh	
Sub Committee		-	Rs.1.00 Crore**	-	Rs.5.00 Crore	
2	To accord Technical Sanction to estimate other than Electrical works and approval of working estimate; As per G.O. in Column (6) to accord Technical	Executive Engineer	Rs. 30.00 Lakh	Rs. 30 Lakh	Above Rs.20,000/- & upto Rs.50.00 Lakh	Upto Rs.50.00 Lakh
Superintending Engineer		Rs. 1.00 Crore	Rs. 1.00 Crore	Above Rs.50.00 Lakh & upto Rs.2.00 Crore	Above Rs.50.00 Lakh & upto Rs.2.00 Crore	

	Sanction to estimate for Civil works	Chief Engineer	Full Powers	Full Powers	Above Rs.2.00 Crore - Full Powers	Above Rs.2.00 Crore Full Powers
3	To accord Technical sanction to estimates for Electrical works ** As per A.R. No. 176/2000, dated 30.08.2000	Executive Engineer	Rs. 5.00 Lakh	Rs. 2.00 Lakh**	Upto Rs.10.00 Lakh	Upto Rs.10.00 Lakh
		Superintending Engineer	Rs. 15.00 Lakh	Rs. 5.00 Lakh**	Does not arise. Since this post has been re-designated as Joint Chief Engineer (Electrical)	Rs. 15.00 Lakh
		Chief Engineer	Above Rs. 5.00 Lakh Full Powers	Full Powers**	Above Rs. 10.00 Lakh full powers	Above Rs. 10.00 Lakh full powers
4	To accept the tenders for Civil & Electrical works when open tenders are invited; As per G.O. in Column (6) to accept the tenders for Civil works **As per AR No. 176/2000, dt. 30.08.2000	Executive Engineer	Rs.10.00 Lakh upto 5% excess	Rs.10.00 Lakh upto 5% excess	Upto Rs. 20.00 Lakh upto 5% excess	Upto Rs. 20.00 Lakh upto 5% excess
		Superintending Engineer	Rs.10.00 Lakh upto 10% excess Rs.10.00 lakh to Rs.30.00 Lakh upto 5% excess	Rs.10.00 Lakh upto 10% excess Rs.30.00 Lakh upto 5% excess	Upto Rs.20.00 Lakh upto 10% excess ; Above Rs.20.00 Lakh & Upto Rs.50.00 Lakh upto 5% excess	Upto Rs.20.00 Lakh upto 10% excess; Above Rs.20.00 Lakh & Upto Rs.50.00 Lakh upto 5% excess
		Chief Engineer	Rs.10.00 lakh to Rs.30.00 Lakh upto 10% excess Rs.30.00 lakh to Rs.1.00 Crore upto 5% excess	Rs.30.00 Lakh upto 10% excess Rs.1.00 Crore upto 5% excess	Above Rs.20.00 lakh & upto Rs.50.00 Lakh with 10% excess above Rs.50.00 Lakh & upto Rs.2.00 Crore with 5% excess	Above Rs.20.00 lakh & upto Rs.50.00 Lakh with 10% excess above Rs.50.00 Lakh & upto Rs.2.00 Crore with 5% excess
		Member Secretary	-	Rs.1.00 Crore with 15% excess**	-	Rs.2.00 Crore with 15% excess

		Sub Committee	-	Upto Rs.1.00 Crore full power Rs.1.75 Crore upto 10% excess**	-	Upto Rs.2.00 Crore full powers, above Rs. 2.00 Crore to Rs.2.75 Crore upto 10% excess
5	To accept tenders without tender excess in CMDA for Civil and Electrical; As per G.O. in Column (6) without tender excess for Civil works	Executive Engineer	Rs. 10.00 Lakh to Rs.30.00 Lakh	-	Above Rs.20.00 Lakh & upto Rs.50 Lakh	Upto Rs.50 Lakh
		Superintending Engineer	Rs. 30.00 Lakh to Rs. 50.00 Lakh	-	Above Rs. 50.00 Lakh & upto Rs. 1.00 Crore	Above Rs. 50.00 Lakh & upto Rs. 1.00 Crore
		Chief Engineer	-	-	-	-
6	To award extra or Supplemental items of works to Original contractors without call of tenders and enter into Supplemental Agreement	Executive Engineer	-	10% of Agreement value or Rs.30,000 whichever is less**	-	10% of Agreement value (or) Rs.60,000 whichever is less
** As per A.R. No. 176/2000, dated 30.08.2000		Superintending Engineer	-	10% of Agreement value or Rs.2.50 Lakh whichever is less**	-	10% of Agreement value or Rs.5.00 Lakh whichever is less
		Chief Engineer	-	25% of Agreement value or Rs.10.00 Lakh whichever is less**	-	25% of Agreement value or Rs.20.00 Lakh whichever is less
		Member Secretary	-	Rs.25.00 Lakh**	-	Rs.50.00 Lakh
		Sub - Committee	-	Full Powers**	-	Full Powers

To adopt the GO Ms.No.374, Finance (Salaries) Dept., dated 19.10.2020, for the Low Value Procurement in CMDA and to accordingly enhance the delegation of powers to the Member-Secretary, CMDA to accord Administration Sanction for works upto Rs.50.00 lakhs for Low Value Procurement.

AGENDA ITEM NO. 46

CMDA – e-Governance – Engagement of consultant through TNeGA for Implementation of Integrated e-Solution in CMDA – Subject placed before Authority for Approval.

RESOLUTION

The authority resolved to approve, to engage a consultancy firm through TNeGA for implementation of integrated e-solutions in CMDA.

AGENDA ITEM NO. 47

CMDA – Area Development Unit – Project Management Consultants – Administrative sanction – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to accord approval of administrative sanction for Rs. 2 Crores enabling CMDA to procure for the engagement of Project Management Consultancy Firm subject to having one more in-house discussion in CMDA.

AGENDA ITEM NO. 48

CMDA – Circle I - CW – Providing Consultancy services for preparation of DFR and DPR for best utilization of the lands of Puratchi Thalaivar Dr. MGR Mofussil Bus Terminal (CMBT) and Chennai Contract Carriage Bus Terminal (CCCBT), after shifting of the Mofussil Bus Terminal and Omni Bus Stand from Koyambedu to Kilambakkam and Kuthambakkam respectively – Issue of Work order to M/s. Jones Land LaSalle Property Consultant (India) Pvt. Ltd., Chennai - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved and approved to issue the work order to M/s. Jones Lang LaSalle Property Consultant (India) Pvt. Ltd., Chennai at Rs. 36,00,000/- + GST as their consultancy charges.

**Sd/- M. LAKSHMI,
CHIEF EXECUTIVE OFFICER**

**Sd/- ANSHUL MISHRA,
MEMBER-SECRETARY**

**Sd/- HITESH KUMAR S. MAKWANA,
VICE CHAIRMAN (FAC)**

**Sd/- S. MUTHUSAMY,
HON'BLE MINISTER FOR H&UD
AND CHAIRMAN, CMDA.**

:: TRUE COPY :: FORWARDED :: BY ORDER ::

ADMINISTRATIVE OFFICER (i/c)