

MINUTES OF THE 230TH AUTHORITY MEETING HELD ON 22.09.2009 AT 4.00 p.m. IN THE CONFERENCE HALL OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, THALAMUTHU-NATARAJAN BUILDING, EGMORE, CHENNAI - 600 008.

THE FOLLOWING WERE PRESENT:

CHAIRMAN

THIRU PARITHI ELLAMVAZHUTHI,
Hon'ble Minister for Information and Chairman, CMDA,
Fort St. George, Chennai – 600 009.

MEMBERS

People's Representatives and Non-Official Members:

1. THIRU S.R. RAJA, M.L.A.
2. THIRU V.S. BABU, M.L.A,
3. THIRU V. KARUNANITHI,
Chairman, Pammal Town Panchayat.
4. THIRU D. RAJENDRAN,
President, Peerkankaranai
Town Panchayat.
5. TMT. R. ESWARI RAJA,
Chair-Person,
Minjur Panchayat Union.

Officers:

1. TMT. SUSAN MATHEW, I.A.S.,
Vice-Chairperson, CMDA.
2. THIRU VIKRAM KAPUR, I.A.S.,
Member-Secretary, CMDA.
3. THIRU SURJIT K. CHAUDHARY, I.A.S.,
Principal Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George, Chennai – 600 009.

and

The Chairman,
Tamil Nadu Housing Board,
Chennai-600 035.

and

The Chairman,
Tamil Nadu Slum Clearance Board,
Chepauk, Chennai-600 005.

4. THIRU A. MD. ASLAM, I.A.S.,
Addl. Secretary to Government,
Transport Department,
Fort St. George, Chennai – 600 009.
(NOMINEE OF SECRETARY TO GOVT, TRANSPORT)
5. THIRU Y.R. BALAJI, B.E.,
Chief Engineer (General),
Highways Department,
CHENNAI-600 005.

6. **MS. A. EVANGELINE,**
Joint Chief Architect to Government,
Chepauk,
Chennai – 600 005.
7. **THIRU G. MANICKAVASAGAM,**
Addl. Director of Town and
Country Planning,
Anna Salai, Chennai-600 002.

SPECIAL INVITEE

THIRU S. BALAJI,
Addl. Chief Environmental Engineer,
Tamil Nadu Pollution Control Board,
Chennai.

LEAVE OF ABSENCE:

1. **THIRU M.F. FAROOQUI, I.A.S.,**
Principal Secretary to Government,
Industries Department,
Fort St. George,
CHENNAI-600 009.
2. **THIRU K. GNANADESIKAN, I.A.S.,**
Principal Secretary to Govt.,
Finance Department,
Fort St. George,
CHENNAI-600 009.
3. **THIRU SHIVDAS MEENA, I.A.S.,**
Managing Director, CMWSSB
Chennai-600 002.
4. **THIRU RAJESH LAKHONI, I.A.S.,**
Commissioner,
Corporation of Chennai,
Chennai-600 003.
5. **THIRU ASHOK DONGRE, I.A.S.,**
Commissioner,
Town and Country Planning,
Anna Salai, Chennai – 600 002.

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 25.05.2009 – Subject placed before the Authority for confirmation.

RESOLUTION

CONFIRMED.

AGENDA ITEM NO. 2.1

CMDA – Action taken on the minutes of the CMDA meeting held on 25.05.2009 – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.2

CMDA – Regularisation Unit – Constitution of the Monitoring Committee – Proceedings of the Monitoring Committee meeting - Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.3

Metropolitan Development – Review on performance of major infrastructure projects – Physical and Financial Progress for the quarter ending 30.06.2009 for Plan Schemes and Non-Plan Schemes – Subjects placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.4

CMDA – RT & A Division – Planning Permission Applications – Developments in CRZ-III areas – Development activities between 200 mts. & 500 mts. from HTL – Review of cases for issue of Planning Permission – Subject placed before the Authority for information and adoption.

RESOLUTION

The Authority decided to accept the Govt. direction and adopt the same. It is also suggested to obtain the legal opinion before issuing guidelines/directions to the Local Bodies by the CMDA.

AGENDA ITEM NO. 3.1

CMDA – Area Development Unit – New Town Division – Maraimalai Nagar Scheme – Land Acquisition – Continuance of L.A. Cell staff for one year from 01.09.2009 to 31.08.2010 – Subject placed before Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal in para No.5 of the note.

AGENDA ITEM NO. 3.2

CMDA – Finance Division – Pensionery benefits – Increase in Pension liability due to revision of pay – Creation of Sinking Fund – Subject placed before Authority for approval.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 3.3

CMDA – PPP Cell – Development of projects through Public – Private Partnership – Subject placed before the Authority for approval.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 3.4

CMDA – Construction Wing – Circle-I - Koyambedu Wholesale Market Complex – Proposed Lorry Parking Yard behind the Bio-Methanation Plant – Estimate submitted for Administrative Approval - Subject placed before the Authority.

RESOLUTION

APPROVED.

AGENDA ITEM NO. 3.5

CMDA – Transfer of Development Rights – Draft Guidelines – Subject placed before the Authority for approval.

RESOLUTION

After detailed deliberations, the Authority resolved to approve the proposal, subject to the amendment that payment of revalidation fee is to be fixed by the Authority.

AGENDA ITEM NO. 3.6

CMDA – PR Division – 36th India Tourist and Industrial Fair 2010 – 15th December 2009 – Erection of CMDA Pavilion – Expenditure – Revised Estimate – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal in para 6 of the note.

AGENDA ITEM NO. 3.7

Metropolitan Development - Chennai Metro Rail Project – Continuance of the Metro Rail Unit in CMDA – Subject placed for approval.

RESOLUTION

The Authority resolved to approve the proposal in para 6 of the note.

AGENDA ITEM NO. 3.8

CMDA – CW – CMBT – Consultancy report furnished by M/s. KPMG on CMBT – Submitted to the Authority for acceptance and adoption.

RESOLUTION

ACCEPTED AND ADOPTED.

AGENDA ITEM NO. 3.9

CMDA – APU – MSB Dn. – Delay in obtaining NOC from IAF – Representation from public – Subject placed before the Authority for approval.

RESOLUTION

After detailed deliberations, the Authority resolved to take up the issue of delay in grant of NOC by IAF with the Government of India at the level of Hon'ble Minister for Information and Chairman, CMDA.

In the meantime, it was also suggested to check the procedure adopted in other states for the issuance or otherwise of the NOC by IAF.

AGENDA ITEM NO. 3.10

CMDA – Master Plan Unit – Budget 2009-2010 – Announcement made by Hon'ble Minister for Housing in the Legislative Assembly – Demand No.26, Housing & Urban Development Department – Follow up action – Amendments to DR – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposed amendments to Development Regulations pertaining to FSI incentives to EWS/LIG housing developments and to forward the same to Government with the present provisions made in the SMP.

AGENDA ITEM NO. 3.11

CMDA – Area Development Unit – Allotment Division – Iron & Steel Market at Sathangadu – Re-allotment of cancelled plots – Reconsideration of pricing – Requested – Subject placed before the Authority for decision.

RESOLUTION

After detailed deliberations, the Authority resolved that as a special case, with respect to the 84 cancelled cases, instead of collecting the cost fixed by the Authority for the year 2008-2009 & 2009-2010 based on the Guide Line Value, the actual cost, including the land acquisition cost, enhanced compensation, development cost, maintenance charges, interest etc., may be collected without any financial loss to Authority, in view of the orders of the Hon'ble High Court and Supreme Court directing to shift the wholesale trade in Iron & Steel to Sathangadu by the specified date.

AGENDA ITEM NO. 4.1

Metropolitan Development – MP – CMA – Variation to land use – S.No.46/1B, 2A1B, 47/2, 3A1, 3A2, 3A3, 3B, 6, 7, 48/1, 2, 3, 4, 49/1A, 1B1, 1B2, 2, 3, 4, 5A1, 5A2, 5B, 5C, 50/1A1B1, 1A1B2, 1A2B, 1B2, 2B1, 2B2, 1C2, 51/2B, 3B, 4B, 52/1 and 78/2A1C, 2A2C & 2B3 of Sholavaram Village from Primary Residential use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Primary Residential use zone to Industrial use zone subject to the condition that a minimum 7.2m wide access road from the public road should be provided for the land located in S.No.51 (part) within the site under reference at the stage of issue of planning permission.

AGENDA ITEM NO. 4.2

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.No.365, 366/1, 2A, 2B, 2C, 3, 367 of Nedungundram Village from Primary Residential use zone to Institutional use zone – Subject already placed before the Authority – Change of activity requested by the applicant – Subject again placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Primary Residential use zone to Institutional use zone subject to the conditions stipulated by the PWD.

AGENDA ITEM NO. 4.3

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.58/1B1, 1B2A, 1B3A & 1C1 of Karapakkam Village from Mixed Residential use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Mixed Residential use zone to Industrial use zone subject to the condition that the applicant shall provide minimum 10m set-back on all sides in the form of green belt, measures to the attenuate noise and also provide air pollution control measures as well as implement requirements to comply with acts and rules enforced by the TNPCB, at the stage of issue of planning permission.

AGENDA ITEM NO. 4.4

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.12/2A1B, 3A2 & 21 of Moondrankattalai Village from Agricultural & Primary Residential use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Agricultural and Primary Residential use zone to Industrial use zone subject to compliance with the conditions stipulated by the PWD at the stage of issue of planning permission.

AGENDA ITEM NO. 4.5

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.184/2A, 2B, 1A7A1 (Part) and 185/4 (Part) of Pammal Village from Special and Hazardous use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Special and Hazardous use zone to Industrial use zone.

AGENDA ITEM NO. 4.6

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.133/2B, 3, 134/1B, 2, 3A, 3B & 4 of Sembulivaram Village from Mixed Residential use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Mixed Residential use zone to Industrial use zone subject to obtaining consent from the TNPCB at the stage of issue of planning permission.

AGENDA ITEM NO. 4.7

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.No.99 of Sirukalathur Village from Primary Residential use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Primary Residential use zone to Industrial use zone subject to compliance with the conditions stipulated by the SIDCO.

AGENDA ITEM NO. 4.8

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.279, 280, 281 and 284/2 of Thirumazhisai Village from Agricultural use zone to Primary Residential use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to reclassify the site under reference from Agricultural use zone to Primary Residential use zone subject to compliance with the conditions stipulated by the PWD at the stage of issue of planning permission.

AGENDA ITEM NO. 5.1

Establishment – CMDA – Revision of scale of pay – Recommendation of the Official Committee – Extension to CMDA – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.2

CMDA – Area Plans Unit – RT & A Division – Planning Permission Applications – Approval of CRZ cases – Revised Office Order issued – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.3

Establishment – CMDA – Thiru S. Santhanam, Member and Chief Planner – Retired on 31.08.2009 A.N. on superannuation – Subject placed before Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.4

CMDA – ADU – Special Projects – KWMC – Allotment Division – Conversion of Godown No.C-88(1) and C-88(2) into two shops, i.e. shop No.C-88(1) and shop No.C-88(2) in “C” Block in Fruit Market Phase-I for allotment under the Hon’ble Chairman, CMDA’s discretionary quota – Approved – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.5

CMDA – ADU – Allotment Division – 15% reservation for allotment under Chairman’s discretionary quota – Applicable in all categories in all projects of CMDA – Ratification – Approval – Requested.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.6

CMDA – Perishable Market (Vegetables, Fruits and Flowers) – Allotment of shops – To sell all the vacant shops and realisation of the dead investment – Certain allotment policies revised and approved by the Hon'ble Chairman, CMDA – Ratification requested.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1

Establishment – Chennai Metropolitan Development Authority – Preparation of panel for promotion to the post of Senior Planner – Recommendations of Administrative and Finance Committee – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and recommended to empanel the following Deputy Planners for promotion to the post of Senior Planner.

- (i) Thiru M. Sivashanmugam and**
- (ii) Thiru S. Ramamurthy**

AGENDA ITEM NO. 6.2

Establishment – CMDA – Thiru E.V.K.S. Mathivanan, S.E. – Request to upgrade the post of SE as CE – Subject placed before the Authority for approval.

RESOLUTION

After detailed deliberations and in order to have better work co-ordination on the ongoing major projects of CMDA, the Authority resolved to recommend to Government to upgrade the post of Superintending Engineer as Chief Engineer, as a one time measure personal to the present incumbent, Thiru E.V.K.S. Mathivanan, Superintending Engineer.

AGENDA ITEM NO. 6.3

Establishment – CMDA – Encashment of UEL on private affairs – Extension to the employees of the Authority – Subject placed before the Authority for approval.

RESOLUTION

Taking note of the fact that the CMDA employees were enjoying the benefit of encashment of UEL on Private Affairs ever since the introduction of the scheme, and similar benefit to a section of employees, who retired during the period from 01.04.2003 to 31.12.2007 may not be denied, the Authority resolved to approve the proposal and forward the same to Government for reconsideration.

AGENDA ITEM NO. 6.4

Establishment – Chennai Metropolitan Development Authority – Regulation of seniority and promotion of Civil and Electrical Engineers in CMDA - Proposals placed before the Authority for clarification.

RESOLUTION

After detailed deliberations, the Authority resolved to approve the proposal, pertaining to the qualification of B.E. Degree in Electrical Engineering or Electrical and Electronics Engineering recommended for the post of Asst. Engineer under Direct Recruitment in A.R.No.9/99, dated 11.01.1999 and to take as one of the qualifications for promotion to the post of Asst. Executive Engineer and Executive Engineer and to forward the same to Government for amending the Draft Service Regulations suitably.

The Authority also resolved to consider giving promotion to the eligible candidate (Assistant Executive Engineer) having the qualification of B.E. Degree in Electrical Engineering or Electrical & Electronics Engineering, as Executive Engineer pending approval of the Draft Service Regulations, in view of the clarification given in Govt. Lr. No.15366/UDII(2)/04-14, dt. 22.03.2007.

AGENDA ITEM NO. 6.5

Establishment – CMDA – Preparation of panel for promotion to the post of Chief Planner – Recommendation of AFC – Sent to Govt. for approval – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the recommendations of AFC and recommended to empanel Thiru K. Kumar, Senior Planner for promotion to the post of Chief Planner and to forward the same to Government for suitable orders.

**Sd/- VIKRAM KAPUR,
MEMBER-SECRETARY.**

**Sd/- SUSAN MATHEW,
VICE-CHAIRPERSON.**

**Sd/- PARITHI ELLAM VAZHUTHI,
CHAIRMAN.**

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

ADMINISTRATIVE OFFICER.