

**MINUTES OF THE 35th MEETING OF THE MONITORING COMMITTEE
HELD @ 11.30 A.M ON 17.06.2009 IN THE CONFERENCE HALL OF CMDA**

MEMBERS PRESENT:

1. Tmt. Susan Mathew, I.A.S.,
Addl. Chief Secretary / Vice-Chairperson, CMDA
2. Thiru. M.G. Devasahayam, I.A.S., (Retd.)
3. Thiru R. Natraj, I.P.S.,
Director of Fire and Rescue Services
4. Prof. Suresh Kuppuswamy,
School of Architecture and Planning, Anna University.
5. Dr. A. Srivathsan,
Architect and Urban Planner

Special Invitees:

6. Thiru Ashish Chatterjee, I.A.S.,
Joint Commissioner and Commissioner (i/c)
Corporation of Chennai.
7. Thiru V. Nallendran,
Chief Engineer
TNEB
8. Thiru T. Anbalagan,
D.R.O., Chennai

Leave of absence:

9. Thiru. Louis Menezes, I.A.S., (Retd.)
10. Thiru. Durganand Balsaver,
Architect and Urban Planner
11. Thiru. Sunil Paliwal, I.A.S.,
Managing Director, CMWSSB.
12. Thiru. Chandra Prakash Singh, I.A.S.,
Chairman, TNEB.
13. Tmt. V. Shobana, I.A.S.,
District Collector, Chennai.
14. Thiru. P.T. Krishnan,
(Architect)

**AGENDA ITEM
NO: 35.1**

Confirmation of the minutes of the 34th meeting of the Monitoring Committee – Placed for confirmation.

Minutes

Confirmed all other Agenda items No.34.1, 34.3 to 34.9. While confirming the minutes of Agenda Item No.34.2, the non-official members of the Monitoring Committee wanted to place on record their objection to the portion of the para 7 under Grounds of the Review Application filed by the Government to review the judgement of High Court dated 23.08.2006, which stated that the Monitoring Committee had “usurped the powers of the Chief Planner of CMDA”. The Vice-Chairperson, CMDA and Convener of the Monitoring Committee clarified that the Review Application filed by the Government, particularly the para 7 of the Grounds, has only opposed the order of the Hon'ble High Court and does not appear to question the role or actions of the Monitoring Committee, in its performance of the duties as per the Court order.

**AGENDA ITEM
NO: 35.2**

Action taken on the minutes of the 34th meeting - Placed before the Monitoring Committee for information.

Minutes

Recorded.

**AGENDA ITEM
NO.35.3**

CMDA – Reg. Unit – Reg. Dvn.I – Regularisation of deviated construction of GF+2F Commercial Building (Nursing Home) at Plot No.PC50, Razak Garden Street, MMDA Colony, Chennai-106 in T.S. No.106/2 part Block No.21 of Arumbakkam village – Particulars examined – Subject placed before the Monitoring Committee – Reg.

Minutes

The Monitoring Committee on going through the file resolved to accept GF+2F (Nursing Home) which was constructed in deviation to the approved plan in Plot No.PC50, Razak Garden Street, MMDA Colony, Chennai-106 in T.S. No.106/2 pt., Block No.21 of Arumbakkam village had been completed before 28.02.1999. The Demolition Notice issued by CMDA on 10.07.98 and the G.O. issued by Government in G.O. (D) No.456 dated 11.11.97 was accepted as credible evidence. The Corporation Property tax collection receipt No.427867 dated 31.01.99 for the period of 2/98-99 was accepted as supportive evidence.

**AGENDA ITEM
NO.35.4**

CMDA – M.C – Reg.II Dn. – Spl.Building – Regularisation of GF+FF residential building consisting two separate Blocks with 3 dwelling units at Plot No.4721, 1st Street , AA. Block , Arignar Anna Nagar, Chennai-40 R.S.No.34 part of Periakudal Village – Evidence received and examined – Placed before the Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file resolved to give another opportunity to the applicant to produce further evidence in the form of property assessment copy etc. to prove the existence of the building prior to 28.2.1999.

**AGENDA ITEM
NO.35.5**

**(Deferred item
No.27.3.7)**

CMDA – Reg.Unit – Reg.II Division – Monitoring Committee – Regularisation of GF+5Floors Commercial Multi –Storeyed building at Door No.27, Ranganathan Street, T.Nagar, Chennai-17, T.S.No.5569, Block No.128 of T.Nagar Village applied Under Reg.1999 Scheme – Electricity service connection details received from Tamil Nadu Electricity Board – Examined and placed before the Monitoring Committee for decision – Reply from Commissioner, Chennai Corporation – Again Placed before Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file resolved to (1) address the Tamil Nadu Electricity Board and seek clarifications on the genuineness of the 6 EB Service connections given (including the connection for common areas given 5 years after the rest of the building) (2) address the Commissioner, Chennai Corporation and seek clarification on the genuineness of their approval, as 2 different approved plans have been submitted by the applicant for the same site under reference.

**AGENDA ITEM
NO.35.6**

CMDA – Reg.Unit – Reg.III Dn. GF+FF+SF(part) residential building with 1 dwelling unit at Plot No.5B, Blue Beach (Kuppam) Road, S.No.94/1A1A1B1 of Neelangarai Village, Chennai – Applied Under Reg-1999 Scheme (Reg.No.746) – Particulars examined placed before the Monitoring Committee for decision.

The Monitoring Committee on going through the file resolved to accept that the Special building comprising GF+FF+SF(Part) deviated/unauthorized construction of residential building with one dwelling unit at plot No.5B, Blue Beach (Kuppam) Road in

S.No.94/1A1A1B1 of Neelangarai Village had been completed before 28.2.99. The Stop Work Notice of CMDA No. 001757 dt.26.8.97 was accepted as credible evidence. The inspection report of CMDA dt.28.10.99 was accepted as supportive evidence.

**AGENDA ITEM
NO.35.7**

CMDA – Reg.Unit – Reg.III Division –Regularisation of B+G+2F+3Floor part, Residential building at Door No.3,2nd Street, Nandanam Extension in R.S.No.3884/34,Nandanam, Chennai under 1999 Reg Scheme vide Reg.No.345 dt.21.05.1999 – Particulars examined – Placed before the Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file deferred the subject and called for reinspection of the residential building comprising BF+GF+2F+3F(part) at Door No.3, 2nd Street, Nandanam extension in R.S.No.3884/34, Nandanam to check whether the building, particularly the third floor part of the structure, has been put to any usage and whether any addition has taken place and report to the Committee to take a decision on regularisation.

**AGENDA ITEM
NO.35.8**

CMDA – Reg.Unit – Reg.III Dn – Special Building regularisation of G+2F residential building with 4 dwelling units at Plot No. 140, Thiruvanmiyur Neighborhood Scheme, Chennai-41 - Evidence received – Examined and placed before Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file resolved to give an opportunity to the applicant to furnish any other credible evidence as there is enormous difference in the floor area proposed for regularisation and area indicated in the property tax notice of Chennai Corporation issued on 01.03.1999, failing which only the area as per the property tax notice will be regularizable .

**AGENDA ITEM
NO.35.9**

CMDA – Reg.Unit – Reg.III Dn. GF+2F+3F(part) Godown cum residential building with 3 dwelling units at Door No.85, Bangaru Naicken Street, R.S.No.134/9, Block No.3 of Triplicane Village, Chennai-2 applied under Reg.1999 Scheme (Reg.No.2113) – Particulars examined – Placed before the Monitoring Committee for decision.

Minutes **The Monitoring Committee on going through the file, resolved to give an opportunity to the applicant to furnish any other credible evidence as there was enormous difference in the floor area proposed for regularisation and the area indicated in the property tax notice of Chennai Corporation issued on 12.11.1997, failing which the regularization may be restricted to the extent of area indicated in the property tax notice.**

AGENDA ITEM **CMDA – Reg.Unit – Reg.III Division –Regularisation of GF+2F**
NO.35.10 **Commercial cum Residential building with 3 dwelling units at Door**
No.25, P.V.Koil Street, Mylapore Village – Opportunity given -
Particulars received - Examined and placed before the Monitoring
Committee for decision.

Minutes **The Monitoring Committee on going through the file resolved to accept that the Special building comprising GF+2F Commercial cum residential building at Door No.25, P.V.Koil Street, Mylapore Village had been completed before 28.02.1999. The Demolition Notice issued by CMDA in Lr.No.ES1/18816/96 dt.16.10.96 was accepted as credible evidence. The inspection report of CMDA dated 02.11.99 was accepted as supportive evidence.**

AGENDA ITEM **CMDA – Reg.Unit – Reg.III Dn. - Regularisation of GF+2F residential**
NO.35.11 **building at Door No.86, 4th Main Road, Gandhi Nagar, Adyar,**
T.S.No.11/1, Block No.1 of Urur Village – Evidence received –
Examined and placed before Monitoring Committee for decision.

Minutes **The Monitoring Committee on going through the file resolved to accept that the Special building comprising GF+2F Residential building (Main structure) at Door No. 86, 4th Main Road, Gandhi Nagar, Adyar in T.S.No.11/1,Block No.1 of Urur Village, had been completed before 28.02.99. The structures in the front and rear set back area were not considered as the applicant did not seek regularisation for these structures. The Property Tax Notice of Chennai Corporation dt.1.3.99 was accepted as credible evidence. The inspection report of CMDA dt.2.11.99 was accepted as supportive evidence.**

**AGENDA ITEM
NO.35.12**

CMDA – Reg.Unit – Reg.III Division – Special Building – Regularisation of GF+FF residential building GF out house building with 3 dwelling units and toilet block at Door No.2, Plot No.36, E.B. Colony 4th Cross Street, West Velachery, Chennai – Evidence received – Examined and placed before Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file resolved to accept that the Special building comprising GF+FF main building, GF out house building with 3 dwelling units and Toilet block at Door No.2, Plot No.36, E.B.Colony 4th Cross Street, West Velachery, Chennai had been completed before 28.2.99. Though the Property Tax Notice does not indicate floor area of the out house and toilet block, the Committee decided to extend the benefit of doubt to the applicant as the inspection report of CMDA dt.7.12.99 has noted the structures as ten year old at the time of inspection. The property tax notice of Chennai Corporation issued for the period 2/98-99 was accepted as credible evidence and the inspection report dated 07.12.99 of CMDA was taken as supportive evidence.

**AGENDA ITEM
NO.35.13**

CMDA – Reg. Unit – MSB Reg.Dn. – Regularisation of unauthorized/deviated construction of GF+4F residential building at Door No.1, Jermiah Road, Vepery, T.S.No.676, Divn.No.62, Chennai-600 007 – Subject placed before the Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file resolved to accept the MSB Residential building comprising GF+4F deviated/unauthorised construction at Door No.1, Jermiah Road, Vepery, T.S. No.676, Divn. No.62, Chennai-600 007 had been completed prior to 28.02.1999. The Government letter No.29967/UD 1/94-8 dated 09.07.96 was accepted as credible evidence.

**AGENDA ITEM
NO.35.14**

CMDA – Reg. Unit – MSB Reg.Dn. – Regularisation of unauthorized/deviated construction of GF+MF+3 floors of Prayer Hall, Marriage Hall and residential use building at Plot No.3673-D, 'P' Block, III Avenue, Anna Nagar, Chennai-40 – Subject placed before the Monitoring Committee for decision.

Minutes

The Monitoring Committee on going through the file resolved to accept the MSB Prayer Hall, Marriage Hall cum Residential building comprising GF+MF+3F deviated/unauthorised construction at Plot No.3673-D, 'P' Block, III Avenue, Anna Nagar, Chennai-40 had been completed prior to 28.02.1999. The Demolition Notice issued by CMDA in letter No.EN1/26609/94 dated 25.08.1998 was accepted as credible evidence.

Sd/xxx

ADDL.CHIEF SECRETARY / VICE CHAIRPERSON, CMDA
& CO-ORDINATOR, MONITORING COMMITTEE.

// TRUE COPY / FORWARDED / BY ORDER //

DEPUTY PLANNER.