

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 29.07.2008 – Subject placed before the Authority for confirmation.

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 28.04.2008 – Subject placed before the Authority for confirmation.

RESOLUTION

CONFIRMED except the resolution of Agenda Item No.3.22.

In the resolution to agenda item No.3.22, the following shall be added. “The Authority also resolved that the proposal will be sent to Government for approval”.

AGENDA ITEM NO. 2.1

CMDA – Action taken on the minutes of the CMDA meeting held on 28.04.2008 – Subject placed before the Authority for information.

RESOLUTION:

RECORDED.

AGENDA ITEM NO. 2.2

CMDA – LAP Division – Local Bodies Assistance Programme (LAP) from Planning and Development Fund – Grant amount released by CMDA and Schemes approved by LAP Committee in the Financial Year 2007-2008 – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.3

CMDA – Development Control – Aquifer Recharge Area – South of Thiruvanmiyur – Special Guidelines for regulation of developments – Approved by the Government - Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.4

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. 2.5

CMDA – Finance Division – Income Tax – Registration under Section 12AA of the Income Tax 1961 – Orders of the Income Tax Appellate Tribunal against the appeal filed by CMDA – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.6

Establishment – CMDA – Implementation of New Health Insurance Scheme in lieu of Special Medical Welfare Fund (Health Fund) in CMDA – subject placed before the Authority for information.

RESOLUTION

RECORDED AND ADOPTED.

AGENDA ITEM NO. 3.1

CMDA – LAP Division – Local Bodies Assistance Programme (LAP) and Community Based Environment Development Programme (CBED) – Raising the present ceiling of grant from Rs.15 lakhs to Rs.25 lakhs per Local Body/per year - Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved as follows:

- 1) To enhance the CMDA's 90% grant assistance per Local Body per year for LAP from Rs.15 lakhs to Rs.25 lakhs or 90% of the project cost whichever is less.
- 2) To enhance the CMDA's 80% grant assistance per Local Body per year for CBED programme from Rs.15 lakhs to Rs.25 lakhs or 80% of the project cost whichever is less.
- 3) Where fund assistance under LAP/CBED exceeds the ceiling limits approved by the Authority from time to time, the same may be examined as a special case and placed before the Authority for its decision.

Thiru R.S. Bharathy, Member on behalf of Local Bodies expressed thanks to the Chair and the Authority for the enhancement.

AGENDA ITEM NO. 3.2

CMDA – Construction Wing – Division-III – Internal Electrification of Flower Market and Vegetable Market at KWMC – Arbitration Case – O.P. No.274/2003 and 275/2003 – Appeal – High Court Order dated 13.09.2006 issued and received on 04.12.2007 - Subject placed before the Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved to pay a total sum of Rs.27,59,324/- (Flower Market Rs.1,79,142/- + Vegetable Market Rs.25,80,182/-) against claims raised by the contractor for Rs.1,45,31,642/- (Vegetable Market Rs.92,40,902/- + Flower Market Rs.52,90,740/-).

AGENDA ITEM NO. 3.3

CMDA – Construction Wing – Circle-II – CMBT – Remarks called for High Level Committee of Corporation of Chennai's Recommendation No.33 of on transfer of maintenance works of CMBT to Corporation of Chennai - Subject placed before the Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved that CMBT be continued to be maintained by CMDA since the ongoing projects, such as two level basement parking, shelter to pedestrian pathway, entrance arch etc. are yet to be completed.

AGENDA ITEM NO. 3.4

CMDA – ADU - F.A. Division - Fixing of price for the year 2008-09 for plots and shops at Maraimalai Nagar, Manali, KWMC, MBTT and I&SM - Subject placed before the Authority for approval.

RESOLUTION

DEFERRED.

AGENDA ITEM NO. 3.5

CMDA – Area Development Unit – Special Projects Division – Handing over the perishable market in KWMC to Local Body for the maintenance of infrastructure – Recommendation of the High Level Committee, Corporation of Chennai - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved that the perishable market be maintained by MMC itself since the proposed projects like Food Grain Market are yet to be completed.

AGENDA ITEM NO. 3.6

CMDA – Area Development Unit – Iron and Steel Market at Sathangadu – Land Acquisition – Private land – Enhanced land Compensation – Court Deposit – Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved to delegate the powers to Chairman and Vice-Chairperson to take a decision on filing a revision petition or appeal in this case, including the possibility of filing a SLP, taking legal opinion of the AG/AAG.

AGENDA ITEM NO. 3.7

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Ground Floor + First Floor residential building with single dwelling unit at Door No.26, Old No.12, Ammani Ammal Street, Mandaiveli, Chennai-600 028 in R.S.No.4082 of Mylapore Village – Site lies in CRZ-II area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.8

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the construction of Ground Floor + First Floor residential building with two dwelling units at Old Door No.2, New Door No.77, 6th Cross Street, Indira Nagar, Catenary Shed in R.S./T.S. No.134, Block No.11 of Kalikundram Village – Site lies in CRZ-II area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.9

CMDA – Area Plans Unit – B Channel (South) – Planning Permission Application for the proposed construction of GF + 2 Floors Residential Building with 5 dwelling units at No.128/2, Kutchery Road, Chennai-4 in R.S.No.1837/7, Block No.38 of Mylapore Village, Mylapore-Triplicane Taluk – Site lies in CRZ-II area – Subject placed before the Authority for decision on the clearance from CRZ angle.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.10

CMDA – Area Plans Unit – B Channel (South) – Planning Permission Application for the proposed construction of Stilt + 4 Floors Residential Building with 8 dwelling units at No.44, in Door No.6, New Door No.4, Thiruveethiamman Koil Street, R.K. Nagar in R.S.No.4237/75, 4043 pt. and 4045 pt. of Mylapore Village, Chennai-4, Mambalam-Guindy Taluk – Site lies in CRZ-II area - Subject placed before the Authority for decision on the clearance from CRZ angle.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.11

CMDA – Area Plans Unit – MSB & IT Division – Planning Permission for the proposed construction BF + SF +4F Floors IT & ITES building at R.S.No.469/5, Block No.29, New Door No.45 Spur Tank Road, Chennai – 31 – Site lies within 100 metres from Coovum River – Proposal falls in CRZ-II area – Subject placed before the Authority for suitable orders.

RESOLUTION

The Authority resolved to defer the proposal and to reexamine the issue with reference to CRZ rules.

AGENDA ITEM NO. 3.12

CMDA – APU – A-Channel – PPA for the construction of Stilt (Part) + Ground Floor (Part) + First Floor + Second Floor (Part) residential cum Departmental Store building with three dwelling units at New Door No.4, Bharathi Nagar Cross Street, Thiruvanmiyur, Chennai-600 041 in S.No.84/6A part, T.S. No.5, Block No.34 of Thiruvanmiyur Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.13

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the construction of Stilt (Part) + Ground Floor (Part) + First Floor + Second Floor (Part) residential building with four dwelling units at Old Door No.7, New Door No.13, 13th Cross Street, Indira Nagar, Adyar, Chennai-600 020 in T.S. No.8, Block No.10 of Kalikundram Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.14

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the construction of Stilt (Part) + Ground Floor (Part) + First Floor + Second Floor (Part) residential building with four dwelling units at Old Door No.2, New Door No.3, Balakrishnan Street, Mylapore, Chennai-600 004 in R.S. No.1825/7, Block No.37 of Mylapore Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.15

CMDA – Area Development Unit – New Town Division – Maraimalai Nagar Scheme – Land Acquisition – Continuance of L.A. Cell staff for one year from 01.09.2008 to 31.08.2009 – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the continuance of M.M. Nagar, L.A. Cell with the existing staff for one more year from 01.09.2008 to 31.08.2009.

AGENDA ITEM NO. 3.16

CMDA – Area Development Unit – New Town-II Division – Iron and Steel Market at Sathangadu – Shifting of Traders from G.T. Area – Waiver of Maintenance Charge - Subject placed before Authority for a decision.

RESOLUTION

DEFERRED.

AGENDA ITEM NO. 3.17

CMDA – Enforcement Cell – Scrutiny of Completion Certificate Applications – Collection of Scrutiny Fee – Subject placed before Authority for approval.

RESOLUTION

DEFERRED.

AGENDA ITEM NO. 3.18

CMDA – APU – ‘C’ Channel - Proposed construction of Ground Floor + 1 Floor – Old Age Home Building and regularisation of the existing building at 354/2A (354/2 as per PLR) Block No.20 of Egmore Village – Site lies in CRZ-II area - Subject placed before the Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.19

CMDA – APU – R&A Dn. – Issue of PP for SBF + Stilt Floor + 2F ordinary residential buildings with 4 dwelling units – Revised Delegation of powers to Corporation of Chennai & Local Bodies falling within CMA – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to delegate the powers to Local Bodies as proposed in the note.

AGENDA ITEM NO. 3.20

CMDA – Construction Wing – Circle-I – Bus & Truck Terminal at Madhavaram (MBTT) – Development of about 8 acres of land for Truck Parking – Execution by Department or on BOT basis – Consultancy Study – Report of the Consultant M/s. PTCS - Subject placed before Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved that 8 acres may be developed as a Truck Parking Area under BOT basis as proposed by M/s. PTCS, the consultants.

AGENDA ITEM NO. 3.21

CMDA – Area Plans Unit – B Channel (South) Planning Permission Application for the proposed construction of Stilt + 4 Floors residential tenements with 1452 dwelling units in 13 blocks at Coastal Road, Nochikuppam, S.No.7577, Block No.46 and S.No.7580, Block No.48 of Mylapore Village – Site lies in CRZ-II Area – Subject placed before the Authority for its decision on the clearance from the Coastal Regulation Zone (CRZ) angle.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle subject to the following:

- i) TNSCB shall obtain necessary CRZ clearances as per the Government of India Coastal Zone Regulations notified under the Environment (Protection) Act 1986.
- ii) TNSCB shall obtain approval from Chennai Corporation for the demolition of the structures in the site under reference.

AGENDA ITEM NO. 3.22

CMDA – APU – ‘C’ Channel – proposed demolition and construction of Office Building within the Director General of Police Complex at R.S.No.1008/1 & 2, Block No.20, Mylapore Village – Site lies in CRZ-II Area – Subject placed before the Authority for decision from CRZ-II angle.

RESOLUTION

The Authority resolved to clear the proposal from CRZ angle subject to the condition that the applicant shall obtain necessary CRZ clearances as per the Government of India Coastal Zone Regulations notified under the Environment (Protection) Act 1986.

AGENDA ITEM NO. 4.01

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.45/1, 49/1A, 1B of Arasankalani Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Primary Residential use zone subject to the condition that NOC from PWD on inundation point of view, due to existence of channel, should be furnished before publication in the Tamil Nadu Government Gazette.

AGENDA ITEM NO. 4.02

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.240/2, 250/1A, 1B, 2A & 2B of Thiumudivakkam Village from Agricultural use to Light Industrial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Light Industrial use zone subject to the condition that NOC from TNPCB should be furnished before publication in the Tamil Nadu Government Gazette.

AGENDA ITEM NO. 4.03

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.129/2, 3, 4, 6, 7, 9A, 9B, 9C, 11, 145/1, 2A, 2B, 3A, 3B, 4A, 4B, 5 to 11, 146/5A, 5B, 6A, 6B, 7 to 11, 12A, 12B, 146/13, 146/14, 15 & 147/3 of Edayanchavadi Village from Agricultural use zone to Light Industrial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority discussed the requirement of 18m road for this proposal and due to non-availability of required road width, the subject was deferred for re-examination.

AGENDA ITEM NO. 4.04

Metropolitan Development – MP – CMA – Variation to land use – R.S.Nos.161/2 and 162/2, Block No.1C of Naduvakkarai Village from Primary Residential use zone to Mixed Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reject the proposal as recommended by the Technical Committee.

AGENDA ITEM NO. 4.05

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.410/1A, 411/2 & 3A of Sholinganallur Village from Open Space & Recreational use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site as Primary Residential use zone, subject to the condition that NOC from TNPCB should be furnished before publication in the Tamil Nadu Government Gazette.

AGENDA ITEM NO. 4.06

Metropolitan Development – MP – CMA – Variation to land use – S.No.142/2A of Semmancheri Village from Open Space & Recreational use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Commercial use zone.

AGENDA ITEM NO. 4.07

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.89/2A, 2B, 2C2, 2D2, 2E2, 2F2, 107/1A, 1B2, 1C, 1D, 2B1, 2A1, 2B2, 108/1B1, 1B2, 1B3 & 2B of Manjambakkam Village from Agricultural use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Commercial use zone subject to the condition that the applicant should furnish consent order from TNPCB at the stage of issue of Planning Permission.

AGENDA ITEM NO. 4.08

Metropolitan Development – MP – CMA – Variation to land use – S.No.122/2A2 of Semmancheri Village from Agricultural use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Commercial use zone subject to the conditions stipulated by the Technical Committee.

AGENDA ITEM NO. 4.09

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.554/2A, 3A, 555/2, 3 of Sholavaram Village from Agricultural use zone to Light Industrial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Light Industrial use zone subject to the conditions stipulated by PWD.

AGENDA ITEM NO. 4.10

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.79, 80, 81, 83/1, 2, 84/1, 2, 85/1, 86/1, 98/2, 111/2A2, 112, 113/2 & 114 of Meppur Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

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

AGENDA ITEM NO. 4.11

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.40, 41, 42/1, 2, 44, 48/1, 2, 4, 5, 6, 49/1, 2A, 2B, 3, 50/2, 4, 62/3, 63, 65, 66, 67, 68/1, 2, 69, 70, 75/1A2, 1A3, 2B & 83/2 of Mannivakkam Village from Primary Residential use zone and S.Nos.46/1 & 2 from Agricultural use zone to Institutional use zone – Request for change of name - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to accept the request of the applicant for change of name and reclassified the site under reference as Institutional use zone subject to the conditions stipulated by the Technical Committee on provision of sewage treatment plant and compliance of conditions stipulated by the PWD.

AGENDA ITEM NO. 4.12

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.657/2A1, 2A2A, 2A2B, 2A2C, 2A2D, 2A2E, 2B1A2, 2B1B, 2B2A, 2B2B, 697/1A, 1B, 699/1A, 1B, 1C, 700/1, 2A1, 2A2, 2A3, 2B, 2C, 3A1, 3A2, 3B, 701/1, 2,

1.14

3A, 3B1, 3B2, 3B3, 3C, 4, 702/1A2B, 1A3, 1A4, 1B, 2A2, 2B, 3B1, 3B2, 3B3 of Pallikaranai Village from Agricultural use zone to Commercial use zone - Subject placed before the Authority meeting held on 27.02.2006 & 28.04.2008 – Request made by the applicant (M/s. ETL) vide their letters dated 26.04.2008 & 14.05.2008 & 16.06.2008 – Publication in the Tamil Nadu Government Gazette before compliance of requirements – Minutes of the Chairman on the letter submitted by the applicant – Subject again placed before the Authority for decision.

RESOLUTION

DEFERRED.

AGENDA ITEM NO. 4.13

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.585/3B, 4, 5, 6A, 6B, 7A, 7B, 8 to 18, 19A, 19B, 20A, 20B, 21 to 27, 586/4 to 7, 9 to 12, 13A, 14, 15A1, 15B, 15C, 15D, 17A, 18A, 19A, 20 of Palanthandalam Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Primary Residential use zone with the condition that the applicant should obtain NOC from PWD before publication in the Tamil Nadu Government Gazette.

AGENDA ITEM NO. 5.1

CMDA – Construction Wing – CMBT – Shop No.10 in MTH allotted to Tamil Nadu Corporation for Development of Women Ltd. – An area of 76 sq.ft. given on sublet to Periyar Self Respect Propaganda Institution – Permitted – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.2

CMDA – Construction Wing – CMBT - “Construction of double level basement parking in CMBT” – Expenditure incurred on the foundation laying ceremony -Subject placed before Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1

Establishment – CMDA – Thiru N.V. Rakhunath Member-Chief Planner – Retirement on superannuation on 31.7.2008 – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to permit Thiru N.V. Rakhunath, Member-Chief Planner to retire on superannuation on 31.07.2008. The Authority also resolved to place on record the appreciation of the services rendered by the officer.

AGENDA ITEM NO. 6.2

Establishment – CMDA – Tmt. M. Thanga Lintal, Typist - Permanent Absorption in CMDA – proposal placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal of permanent absorption of Tmt. M. Thanga Lintal, Typist in CMDA as per the conditions laid down by Government in G.O.Ms.No.27, Finance (BPE) Dept., dated 24.01.2007.

AGENDA ITEM NO. 6.3

Establishment - CMDA–Condemnation of Vehicle and purchase of new vehicle in lieu of condemned vehicle – Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved to condemn the vehicle No.TN-01-L-7444 and to replace the same with a new vehicle for official use and inspection at an estimated cost of not exceeding Rs.12 lakhs. The Authority also resolved to make necessary provision in the Revised Estimate 2008-2009.

AGENDA ITEM NO. 6.4

Establishment – CMDA – Thiru P. Rajendran, Record Clerk – Not handed over the returned tapal in time – Punishment awarded – Appeal petition placed before the Authority for decision.

RESOLUTION

The Authority resolved to reduce the punishment by awarding stoppage of increment for one year with cumulative effect.

AGENDA ITEM NO. 6.5

Establishment – CMDA – Preparation of panel for promotion to the post of Chief Planner – Subject placed before Authority for decision.

RESOLUTION

The Authority resolved to accept the recommendation of the AFC.

2.01

AGENDA ITEM NO. 2.1

CMDA – Action taken on the minutes of the CMDA meeting held on 29.07.2008 – Subject placed before the Authority for information.

AGENDA ITEM NO. 3.1

CMDA – LAP Division – Local Bodies Assistance Programme (LAP) and Community Based Environment Development Programme (CBED) – Raising the present ceiling of grant from Rs.15 lakhs to Rs.25 lakhs per Local Body/per year - Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved as follows:

- 1) To enhance the CMDA's 90% grant assistance per Local Body per year for LAP from Rs.15 lakhs to Rs.25 lakhs or 90% of the project cost whichever is less.
- 2) To enhance the CMDA's 80% grant assistance per Local Body per year for CBED programme from Rs.15 lakhs to Rs.25 lakhs or 80% of the project cost whichever is less.
- 3) Where fund assistance under LAP/CBED exceeds the ceiling limits approved by the Authority from time to time, the same may be examined as a special case and placed before the Authority for its decision.

Thiru R.S. Bharathy, Member on behalf of Local Bodies expressed thanks to the Chair and the Authority for the enhancement.

ACTION TAKEN

Enhancement of grant amount communicated to all Local Bodies in letter No.LAP/7838/2008, dated 12.08.2008.

AGENDA ITEM NO. 3.2

CMDA – Construction Wing – Division-III – Internal Electrification of Flower Market and Vegetable Market at KWMC – Arbitration Case – O.P. No.274/2003 and 275/2003 – Appeal – High Court Order dated 13.09.2006 issued and received on 04.12.2007 - Subject placed before the Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved to pay a total sum of Rs.27,59,324/- (Flower Market Rs.1,79,142/- + Vegetable Market Rs.25,80,182/-) against claims raised by the contractor for Rs.1,45,31,642/- (Vegetable Market Rs.92,40,902/- + Flower Market Rs.52,90,740/-).

ACTION TAKEN

Orders issued in Proc. No.EE/Dn.II/112/2008, dated 26.08.2008.

AGENDA ITEM NO. 3.3

CMDA – Construction Wing – Circle-II – CMBT – Remarks called for High Level Committee of Corporation of Chennai’s Recommendation No.33 of on transfer of maintenance works of CMBT to Corporation of Chennai - Subject placed before the Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved that CMBT be continued to be maintained by CMDA since the ongoing projects, such as two level basement parking, shelter to pedestrian pathway, entrance arch etc. are yet to be completed.

ACTION TAKEN

Recommendation of the Authority was communicated to Government in letter No.SEII/CW/DB/F.257/2006, dated 29.08.2008.

AGENDA ITEM NO. 3.5

CMDA – Area Development Unit – Special Projects Division – Handing over the perishable market in KWMC to Local Body for the maintenance of infrastructure – Recommendation of the High Level Committee, Corporation of Chennai - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved that the perishable market be maintained by MMC itself since the proposed projects like Food Grain Market are yet to be completed.

ACTION TAKEN

Authority decision communicated to Government in letter No.K1/1130/2008, dated 24.09.2008.

AGENDA ITEM NO. 3.6

CMDA – Area Development Unit – Iron and Steel Market at Sathangadu – Land Acquisition – Private land – Enhanced land Compensation – Court Deposit – Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved to delegate the powers to Chairman and Vice-Chairperson to take a decision on filing a revision petition or appeal in this case, including the possibility of filing a SLP, taking legal opinion of the AG/AAG.

ACTION TAKEN

Follow up action taken in file No.LD1/8589/2005.

AGENDA ITEM NO. 3.7

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Ground Floor + First Floor residential building with single dwelling unit at Door No.26, Old No.12, Ammani Ammal Street, Mandaiveli, Chennai-600 028 in R.S.No.4082 of Mylapore Village – Site lies in CRZ-II area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Development Charges advice sent to the applicant on 01.09.2008.

AGENDA ITEM NO. 3.8

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the construction of Ground Floor + First Floor residential building with two dwelling units at Old Door No.2, New Door No.77, 6th Cross Street, Indira Nagar, Catenary Shed in R.S./T.S. No.134, Block No.11 of Kalikundram Village – Site lies in CRZ-II area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Development Charges advice sent to the applicant on 27.08.2008.

AGENDA ITEM NO. 3.9

CMDA – Area Plans Unit – B Channel (South) – Planning Permission Application for the proposed construction of GF + 2 Floors Residential Building with 5 dwelling units at No.128/2, Kutchery Road, Chennai-4 in R.S.No.1837/7, Block No.38 of Mylapore Village, Mylapore-Triplicane Taluk – Site lies in CRZ-II area – Subject placed before the Authority for decision on the clearance from CRZ angle.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Final plan released on 19.09.2008.

AGENDA ITEM NO. 3.10

CMDA – Area Plans Unit – B Channel (South) – Planning Permission Application for the proposed construction of Stilt + 4 Floors Residential Building with 8 dwelling units at No.44, in Door No.6, New Door No.4, Thiruveethiamman Koil Street, R.K. Nagar in R.S.No.4237/75, 4043 pt. and 4045 pt. of Mylapore Village, Chennai-4, Mambalam-Guindy Taluk – Site lies in CRZ-II area - Subject placed before the Authority for decision on the clearance from CRZ angle.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Final plan released on 11.09.2008.

AGENDA ITEM NO. 3.12

CMDA – APU – A-Channel – PPA for the construction of Stilt (Part) + Ground Floor (Part) + First Floor + Second Floor (Part) residential cum Departmental Store building with three dwelling units at New Door No.4, Bharathi Nagar Cross Street, Thiruvanmiyur, Chennai-600 041 in S.No.84/6A part, T.S. No.5, Block No.34 of Thiruvanmiyur Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Development Charges advice sent to the applicant on 02.09.2008.

AGENDA ITEM NO. 3.13

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the construction of Stilt (Part) + Ground Floor (Part) + First Floor + Second Floor (Part) residential building with four dwelling units at Old Door No.7, New Door No.13, 13th Cross Street, Indira Nagar, Adyar, Chennai-600 020 in T.S. No.8, Block No.10 of Kalikundram Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Final plan released on 10.09.2008.

AGENDA ITEM NO. 3.14

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the construction of Stilt (Part) + Ground Floor (Part) + First Floor + Second Floor (Part) residential building with four dwelling units at Old Door No.2, New Door No.3, Balakrishnan Street, Mylapore, Chennai-600 004 in R.S. No.1825/7, Block No.37 of Mylapore Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Final plan released on 17.09.2008.

AGENDA ITEM NO. 3.15

CMDA – Area Development Unit – New Town Division – Maraimalai Nagar Scheme – Land Acquisition – Continuance of L.A. Cell staff for one year from 01.09.2008 to 31.08.2009 – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the continuance of M.M. Nagar, L.A. Cell with the existing staff for one more year from 01.09.2008 to 31.08.2009.

ACTION TAKEN

District Collector, Kancheepuram has been addressed in D.O. Lr.No.NT1/6677/99, dated 02.09.2008 to depute staff on usual Foreign Service for 1 year from 01.09.2008 to 31.08.2009.

AGENDA ITEM NO. 3.18

CMDA – APU – ‘C’ Channel - Proposed construction of Ground Floor + 1 Floor – Old Age Home Building and regularisation of the existing building at 354/2A (354/2 as per PLR) Block No.20 of Egmore Village – Site lies in CRZ-II area - Subject placed before the Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Final plan released on 18.08.2008.

AGENDA ITEM NO. 3.19

CMDA – APU – R&A Dn. – Issue of PP for SBF + Stilt Floor + 2F ordinary residential buildings with 4 dwelling units – Revised Delegation of powers to Corporation of Chennai & Local Bodies falling within CMA – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to delegate the powers to Local Bodies as proposed in the note.

ACTION TAKEN

Revised delegation of powers communicated to all Local Bodies in Proc. No.RT/13201/2005-2, dated 08.08.2008.

AGENDA ITEM NO. 3.20

CMDA – Construction Wing – Circle-I – Bus & Truck Terminal at Madhavaram (MBTT) – Development of about 8 acres of land for Truck Parking – Execution by Department or on BOT basis – Consultancy Study – Report of the Consultant M/s. PTCS - Subject placed before Authority for decision.

RESOLUTION

The Authority after detailed deliberations resolved that 8 acres may be developed as a Truck Parking Area under BOT basis as proposed by M/s. PTCS, the consultants.

ACTION TAKEN

Follow up action for calling tenders initiated in File No.SEI/CW/5215/2006.

AGENDA ITEM NO. 3.21

CMDA – Area Plans Unit – B Channel (South) Planning Permission Application for the proposed construction of Stilt + 4 Floors residential tenements with 1452 dwelling units in 13 blocks at Coastal Road, Nochikuppam, S.No.7577, Block No.46 and S.No.7580, Block No.48 of Mylapore Village – Site lies in CRZ-II Area – Subject placed before the Authority for its decision on the clearance from the Coastal Regulation Zone (CRZ) angle.

RESOLUTION

The Authority after detailed deliberations resolved to approve the proposal from CRZ angle subject to the following:

- i) TNSCB shall obtain necessary CRZ clearances as per the Government of India Coastal Zone Regulations notified under the Environment (Protection) Act 1986.

2.09

- ii) TNSCB shall obtain approval from Chennai Corporation for the demolition of the structures in the site under reference.

ACTION TAKEN

Development Charges advice sent to the applicant on 07.08.2008.

AGENDA ITEM NO. 3.22

CMDA – APU – ‘C’ Channel – proposed demolition and construction of Office Building within the Director General of Police Complex at R.S.No.1008/1 & 2, Block No.20, Mylapore Village – Site lies in CRZ-II Area – Subject placed before the Authority for decision from CRZ-II angle.

RESOLUTION

The Authority resolved to clear the proposal from CRZ angle subject to the condition that the applicant shall obtain necessary CRZ clearances as per the Government of India Coastal Zone Regulations notified under the Environment (Protection) Act 1986.

ACTION TAKEN

Letter sent to the applicant in letter No.C4/11528/2008, dated 26.08.2008.

AGENDA ITEM NO. 4.01

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.45/1, 49/1A. 1B of Arasankalani Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Primary Residential use zone subject to the condition that NOC from PWD on inundation point of view, due to existence of channel, should be furnished before publication in the Tamil Nadu Government Gazette.

ACTION TAKEN

As per the decision of the Authority, NOC from PWD was called for vide letter No.R1/816/2006, dated 13.08.2008 and the same is awaited.

AGENDA ITEM NO. 4.02

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.240/2, 250/1A, 1B, 2A & 2B of Thiumudivakkam Village from Agricultural use to Light Industrial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Light Industrial use zone subject to the condition that NOC from TNPCB should be furnished before publication in the Tamil Nadu Government Gazette.

ACTION TAKEN

As per the decision of the Authority, NOC from TNPCB was called for vide letter No.R1/16792/2006, dated 22.08.2008 and the same is awaited.

AGENDA ITEM NO. 4.03

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.129/2, 3, 4, 6, 7, 9A, 9B, 9C, 11, 145/1, 2A, 2B, 3A, 3B, 4A, 4B, 5 to 11, 146/5A, 5B, 6A, 6B, 7 to 11, 12A, 12B, 146/13, 146/14, 15 & 147/3 of Edayanchavadi Village from Agricultural use zone to Light Industrial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority discussed the requirement of 18m road for this proposal and due to non-availability of required road width, the subject was deferred for re-examination.

ACTION TAKEN

As per the decision of the Authority, the requirement of 18m road width is under examination.

AGENDA ITEM NO. 4.04

Metropolitan Development – MP – CMA – Variation to land use – R.S.Nos.161/2 and 162/2, Block No.1C of Naduvakkarai Village from Primary Residential use zone to Mixed Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reject the proposal as recommended by the Technical Committee.

ACTION TAKEN

The applicant was informed vide this office letter No.R1/14543/2007, dated 02.09.2008.

AGENDA ITEM NO. 4.05

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.410/1A, 411/2 & 3A of Sholinganallur Village from Open Space & Recreational use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site as Primary Residential use zone, subject to the condition that NOC from TNPCB should be furnished before publication in the Tamil Nadu Government Gazette.

ACTION TAKEN

As the land use for the site under reference is assigned as Industrial use in the Second Master Plan (SMP) for CMA 2026, which is higher order, the same has been informed to the applicant.

AGENDA ITEM NO. 4.06

Metropolitan Development – MP – CMA – Variation to land use – S.No.142/2A of Semmancheri Village from Open Space & Recreational use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Commercial use zone.

ACTION TAKEN

As the land use for the site under reference is assigned as Industrial use in the SMP for CMA 2026, which is higher order, the same is being informed to the applicant.

AGENDA ITEM NO. 4.07

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.89/2A, 2B, 2C2, 2D2, 2E2, 2F2, 107/1A, 1B2, 1C, 1D, 2B1, 2A1, 2B2, 108/1B1, 1B2, 1B3 & 2B of Manjambakkam Village from Agricultural use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Commercial use zone subject to the condition that the applicant should furnish consent order from TNPCB at the stage of issue of Planning Permission.

ACTION TAKEN

SMP for CMA 2026 has been notified by the Government on September 2, 2008, therefore the variation notification in the revised format is being sent for publication in TNGG.

AGENDA ITEM NO. 4.08

Metropolitan Development – MP – CMA – Variation to land use – S.No.122/2A2 of Semmancheri Village from Agricultural use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Commercial use zone subject to the conditions stipulated by the Technical Committee.

ACTION TAKEN

As the land use for the site under reference is assigned as Industrial use in the SMP for CMA 2026, which is higher order, the same has been informed to the applicant.

AGENDA ITEM NO. 4.09

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.554/2A, 3A, 555/2, 3 of Sholavaram Village from Agricultural use zone to Light Industrial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference as Light Industrial use zone subject to the conditions stipulated by PWD.

ACTION TAKEN

As the land use for the site under reference is assigned as Industrial use in the SMP for CMA 2026, which is higher order, the same has been informed to the applicant.

AGENDA ITEM NO. 4.10

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.79, 80, 81, 83/1, 2, 84/1, 2, 85/1, 86/1, 98/2, 111/2A2, 112, 113/2 & 114 of Meppur Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

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

ACTION TAKEN

The land use for the part of site under reference is assigned as Primary Residential use zone and part of site under reference is assigned as Non-Urban use in the Second Master Plan. Therefore, the variation notification in the revised format is being sent for publication in TNGG.

AGENDA ITEM NO. 4.11

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.40, 41, 42/1, 2, 44, 48/1, 2, 4, 5, 6, 49/1, 2A, 2B, 3, 50/2, 4, 62/3, 63, 65, 66, 67, 68/1, 2, 69, 70, 75/1A2, 1A3, 2B & 83/2 of Mannivakkam Village from Primary Residential use zone and S.Nos.46/1 & 2 from Agricultural use zone to Institutional use zone – Request for change of name - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to accept the request of the applicant for change of name and reclassified the site under reference as Institutional use zone subject to the conditions stipulated by the Technical Committee on provision of sewage treatment plant and compliance of conditions stipulated by the PWD.

ACTION TAKEN

Sent for publication in TNGG.

AGENDA ITEM NO. 4.13

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.585/3B, 4, 5, 6A, 6B, 7A, 7B, 8 to 18, 19A, 19B, 20A, 20B, 21 to 27, 586/4 to 7, 9 to 12, 13A, 14, 15A1, 15B, 15C, 15D, 17A, 18A, 19A, 20 of Palanthandalam Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Primary Residential use zone with the condition that the applicant should obtain NOC from PWD before publication in the Tamil Nadu Government Gazette.

ACTION TAKEN

NOC from PWD received on 30.09.2008. Therefore variation notification in the revised format is being prepared and after approval, will be sent for publication in TNGG.

AGENDA ITEM NO. 6.1

Establishment – CMDA – Thiru N.V. Rakhunath Member-Chief Planner – Retirement on superannuation on 31.7.2008 – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to permit Thiru N.V. Rakhunath, Member-Chief Planner to retire on superannuation on 31.07.2008. The Authority also resolved to place on record the appreciation of the services rendered by the officer.

ACTION TAKEN

Orders permitting the officer to retire on superannuation issued in Proc. No.AB2/8611/2008, dated 31.07.2008.

AGENDA ITEM NO. 6.2

Establishment – CMDA – Tmt. M. Thanga Lintal, Typist - Permanent Absorption in CMDA – proposal placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal of permanent absorption of Tmt. M. Thanga Lintal, Typist in CMDA as per the conditions laid down by Government in G.O.Ms.No.27, Finance (BPE) Dept., dated 24.01.2007.

ACTION TAKEN

Permanent absorption orders issued in Proc.No.E1/3480/2007, dated 09.09.2008.

AGENDA ITEM NO. 6.3

Establishment - CMDA–Condemnation of Vehicle and purchase of new vehicle in lieu of condemned vehicle – Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved to condemn the vehicle No.TN-01-L-7444 and to replace the same with a new vehicle for official use and inspection at an estimated cost of not exceeding Rs.12 lakhs. The Authority also resolved to make necessary provision in the Revised Estimate 2008-2009.

ACTION TAKEN

Action to purchase a new vehicle initiated in file No.E4/16202/2008.

AGENDA ITEM NO. 6.4

Establishment – CMDA – Thiru P. Rajendran, Record Clerk – Not handed over the returned tapal in time – Punishment awarded – Appeal petition placed before the Authority for decision.

RESOLUTION

The Authority resolved to reduce the punishment by awarding stoppage of increment for one year with cumulative effect.

ACTION TAKEN

Revised orders issued in Proc. No.E3/6025/2008, dated 08.08.2008.

AGENDA ITEM NO. 6.5

Establishment – CMDA – Preparation of panel for promotion to the post of Chief Planner – Subject placed before Authority for decision.

RESOLUTION

The Authority resolved to accept the recommendation of the AFC.

ACTION TAKEN

Promotion orders issued in Proc.No.E2/8930/2008, dated 22.08.2008.

2.17

AGENDA ITEM NO. 2.2

CMDA – Area Plans Unit – Transitory provision for dealing PPAs pending on 02.09.2008 – Amendments to Development Regulations – Sent to Government – Subject placed before the Authority for information.

The Government was requested in this office letter dated 01.09.2008 to issue orders on the procedure to be adopted in dealing with the pending Planning Permission Applications in CMDA/Local Bodies on the date of approval of Second Master Plan by the Government i.e., 02.09.2008.

2. In response to this, the Government in letter No.22304/UDI/08-1, dated 11.09.2008 requested CMDA to examine the transitory provisions providing for procedures in dealing with pending PPAs, and propose amendments to the Development Regulations.

3. A draft amendment to Development Regulations providing for procedures in dealing with the pending PPAs in CMDA/Local Bodies with Chairman's approval was forwarded to Government for its approval in this office D.O. letter from MS to Secretary to Government, H&UD Department dated 13.10.2008.

4. A copy of the proposed amendments to Development Regulation is annexed (Annex-A).

5. This subject is placed before the Authority for information.

C.No.B3/15819/2008

MEMBER-SECRETARY.

2.21

AGENDA ITEM NO. 2.3

CMDA – Master Plan Unit – Second Master Plan for Chennai Metropolitan Area 2026 approved by the Government – Subject placed before the Authority for information.

The Government in the G.O.Ms.No.190, H&UD Department, dated 02.09.2008 has approved the Second Master Plan for Chennai Metropolitan Area subject to certain modifications. The notification of approval of the Master Plan was published in the Tamil Nadu Government Gazette on 02.09.2008. A copy of the Government Orders are annexed (Annexes A, B & C).

2. The subject is placed before the Authority for kind information.

C.No.C1/24980/2008

MEMBER-SECRETARY.

3.01

AGENDA ITEM NO. 3.1

CMDA – ADU – I&SM at Sathangadu – Land Acquisition – Private land – Enhanced land compensation – Court Deposit – Subject placed before Authority for approval.

This relates to the payment of enhanced land compensation for the private land (19.39 acres) acquired in Sathangadu Village for the Iron and Steel Market. These lands were notified for acquisition during the year 1987 and acquired in Award No.3/87-88, dated 30.03.1988 fixing the land value of Rs.201 per cent. The land owners not satisfied with the Award amount preferred petitions under Section-18 of Land Acquisition Act. The Sub-Court, Thiruvallur enhanced the land compensation from Rs.201 to Rs.14,000/- per cent in L.A.O.P. 257/88 and 260/88. The CMDA filed writ petitions in W.P.No.16871 and 16872/93 in the High Court, and obtained interim stay in WMP No.26295 and 26297/93 on 10.09.1993.

2. Disposing the above two cases the High Court remanded the matter to the Lower Court (i.e.) Sub-Court, Thiruvallur and directed to determine the true and correct market value prevailed at the time of 4(1) notification. However, the Sub-Court, Thiruvallur in its order dated 20.09.2000 awarded Rs.14,356/- per cent with the additional market value of 12% from the date of notification, to the date of award and displacement allowance of Rs.1500 per cent from the usual benefits (i.e.) 30% solatium and 9% interest for one year from the date of possession and 15% interest till the date of deposit. The amount of compensation including interest works out to Rs.9,08,75,704/-

3. Against the orders of Sub-Court, Thiruvallur dated 20.09.2000 in LAOP Nos.257/88 and 260/88 the Government have preferred an appeal in the High Court in A.S.No.461 and 462/2000 with a prayer to stay the execution of decree dated 20.09.2000 made in the above LAOPs. The High Court of Madras in their order dated 24.01.2001 in CMP No.20369 and 20370/2000 in A.S.No.461/2000 and 462/2000 directed that there will be an order of interim stay on condition that the petitioners (Government and CMDA) shall deposit 50% of the award passed by the lower court to the credit of the respective original petitioners within twelve weeks from 24.01.2001 failing which the order of the interim stay shall stand vacated automatically.

4. CMDA obtained permission from the court to deposit 25% of the total amount of the judgement and decree in LAOP No.257 and 260 of 1988 which worked out to Rs.2,67,53,321/-. This subject was placed before the Authority and the Authority in resolution A.R.No.20/04, dated 18.03.2004 approved the payment and accordingly, the amount was deposited in the Sub-Court, Thiruvallur on 30.03.2004.

3.02

5. Now the High Court in order dated 29.11.2007 in A.S.No.461 and 462/2000 ordered that 30% for development charges has to be deducted from the compensation setting aside the award of Rs.1500/- per cent granted for compulsory dispossession (i.e.) displacement allowance in the award of the reference court. The copy of the judgement dated 29.11.2007 of the High Court is given in Annex-I. As per the orders of the High Court, the Land Acquisition Officer has worked out the compensation amount of Rs.6,32,00,331/- along with Rs.81,60,004/- towards IT, Surcharge, Educational Cess totalling to Rs.7,13,60,335/- payable as on 30.06.2008 and requested to sanction the amount and deposit in the sub-court, Thiruvallur. The working sheet of the enhanced compensation amount payable is given in Annex-II. As per the High Court Order, the land compensation payable is Rs.986.46 lakhs as against the award amount of Rs.5.33 lakhs, including interest.

6. In this regard, it is to be informed that pricing of the project was done during the year 1982 taking the land cost at Rs.201 per cent. As per the terms and conditions of LCS Agreement no provision has been made for refixing the price already communicated to the allottees. The entire portion of the above private land has been plotted out and most of the plots have been allotted. Therefore this land cannot also be re-conveyed to the land owners.

7. The original cost of the project was Rs.17 crores including the land cost provision of Rs.1.5 crores. In view of the enhanced land compensation of nearly Rs.10 crores for the private land now fixed by the court and an amount of about Rs.11 crores already paid towards the cost of Government land, the additional cost in total towards the land component would be about Rs.19.5 crores which has to be recovered fully from the remaining un allotted plots numbering about 200.

8. The subject was earlier placed before the Authority for taking decision on the following:

“Whether the enhanced land compensation of Rs.6,32,00,331/- together with income tax, surcharge of Rs.81,60,004/- totalling Rs.7,13,60,335/- (Rupees Seven crores thirteen lakhs sixty thousand three hundred and thirty five only) payable as on 30.06.2008 may be deposited in the court”

OR

“Whether further appeal may be preferred against the orders of the High Court dated 29.11.2007 in A.S.No.461 and 462/2000”.

9. The Authority in the meeting held on 29.07.2008, after detailed deliberations, resolved (A.R.No.127/2008) to delegate the powers to the Chairman & Vice-Chairperson to take a decision on filing a revision petition or appeal in this case, including the possibility of filing a SLP taking legal opinion of the AG/AAG.

10. Now, legal opinion from the AAG has been obtained. The AAG opined that it is not advisable for the Government and CMDA to prefer any appeal against the order in A.S.No.461 and 462/2000 and further noted that the interest itself is mounting to crores and even if a SLP is filed and even by chance if it is admitted, when the SLP is disposed of after few years there will be no benefit and the SLP will only be dismissed confirming the High Court Order. The legal opinion of AAG is given in Annex-III. Meanwhile, the lands owners have filed Execution petition in the court, which is pending for disposal.

11. The Budget Estimate 2008-2009 provision available for land acquisition – Iron and Steel Market is Rs.100 lakhs only. Hence, additional provision of Rs.650 lakhs may be provided in Revised Estimate 2008-2009 for incurring this unforeseen enhanced land compensation payable as per the Hon'ble High Court Order.

12. The subject is placed before the Authority for accepting the legal opinion and payment of enhanced compensation.

3.21

AGENDA ITEM NO. 3.2

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Ground Floor + First Floor residential building with two dwelling units at Door No.2, Ellappan Street 1st Lane, Pudupet, Chennai-2 in R.S.No.1202, Block No.44 of Egmore Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

One Thiru S.B. Sagabuddin has applied for Planning Permission for the proposed construction of Ground Floor + First Floor residential building with two dwelling units at Door No.2, Ellappan Street 1st Lane, Pudupet, Chennai-2 in R.S.No.1202, Block No.44 of Egmore Village.

2. The proposal satisfies the requirement of DCR.

3. As per the inspection report, the site under reference lies at a distance of 46.90 Mts. from Cooum River. Hence, falls in CRZ-II area.

4. As per the Government of India Notification, in CRZ-II area, buildings shall be permitted neither on the seaward/canal ward/river ward side of the existing road (proposed in the approved coastal zone Management plan of the area) nor on the seaward/canal ward/river ward side of existing authorised structures. But buildings shall be permitted on the landward side of the existing and proposed roads/existing authorised structures, subject to the existing local and Town and Country Planning Regulations, including the existing norms of Floor Space Index.

5. There is a public road of 14.40 Mts. wide called South Canal Bank Road, which was formed prior to 1991 lies in between the site under reference and the Cooum River. Hence, the proposal satisfies CRZ-II Regulations.

6. The subject is placed before the Authority for suitable decision on this Planning Permission Application with reference to Coastal Zone Regulation.

C.No.A2/28965/2007

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.3

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed additional construction of Ground Floor + First Floor to the existing Ground Floor residential building with four dwelling units at Plot No.8, New Door No.61, Old Door No.25, Avvai nagar Main Road, Thiruvanmiyur, Chennai-600 041 in S.No.89/2 of Thiruvanmiyur Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

One Thiru C.N. Ramesh has applied for Planning Permission for the proposed additional construction of Ground Floor + First Floor to the existing Ground Floor residential building with four dwelling units at Plot No.8, New Door No.61, Old Door No.25, Avvai nagar Main Road, Thiruvanmiyur, Chennai-600 041 in S.No.89/2 of Thiruvanmiyur Village.

2. The proposal satisfies the requirement of DCR.

3. As per the inspection report, the site under reference lies at a distance of 28.65 Mts. from Buckingham Canal. Hence, falls in CRZ-II area.

4. As per the Government of India Notification, in CRZ-II area, buildings shall be permitted neither on the seaward/canal ward/river ward side of the existing road (or roads proposed in the approved coastal zone Management plan of the area) nor on the seaward/canal ward/river ward side of existing authorised structures. But buildings shall be permitted on the landward side of the existing and proposed roads/existing authorised structures, subject to the existing local and Town and Country Planning Regulations, including the existing norms of Floor Space Index.

5. There is a public road of 6.3 Mts. wide called Avvai Nagar Main Road, which was formed prior to 1991 lies in between the site under reference and the Buckingham Canal. Hence, the proposal satisfies CRZ-II Regulations.

6. The subject is placed before the Authority for suitable decision on this Planning Permission Application with reference to Coastal Zone Regulations.

AGENDA ITEM NO. 3.4

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Stilt + 2 Floors residential building with two dwelling units at Plot No.25, Raja Srinivasa Nagar 1st Cross Street, Thiruvanmiyur, Chennai-41 in T.S.No.34, Block No.58, comprised in S.No.178/7 of Thiruvanmiyur Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

One Tmt. R. Sasikala has applied for Planning Permission for the proposed construction of Stilt + 2 Floors residential building with two dwelling units at Plot No.25, Raja Srinivasa Nagar 1st Cross Street, Thiruvanmiyur, Chennai-41 in T.S.No.34, Block No.58, comprised in S.No.178/7 of Thiruvanmiyur Village.

2. The proposal satisfies the requirement of DCR.

3. As per the inspection report, the site under reference lies at a distance of 350 Mts. from Sea shore, and falls in CRZ-II area.

4. As per the Government of India Notification, in CRZ-II area, buildings shall be permitted neither on the seaward/canal ward/river ward side of the existing road (or roads proposed in the approved coastal zone Management plan of the area) nor on the seaward/canal ward/river ward side of the existing authorised structures. But buildings shall be permitted on the landward side of the existing and proposed roads/existing authorised structures, subject to the existing local and Town and Country Planning Regulations, including the existing norms of Floor Space Index.

5. There is a public road of 10 Mts. wide called Jayaraman Street, which was formed prior to 1991 that lies between the site under reference and the sea. Hence, the proposal satisfies CRZ-II Regulations.

6. The subject is placed before the Authority for decision on this Planning Permission Application with reference to Coastal Zone Regulation.

AGENDA ITEM NO. 3.5

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Ground Floor + First Floor residential and office building with two dwelling units at Plot No.26, Door No.5, Leith Castle South Street, Santhome, Chennai-28 in R.S.No.4573/54, Block No.101 of Mylapore Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

One Miss T. Lasya has applied for Planning Permission for the proposed construction of Ground Floor + First Floor residential and office building with two dwelling units at Plot No.26, Door No.5, Leith Castle South Street, Santhome, Chennai-600 028 in R.S.No.4573/54, Block No.101 of Mylapore Village.

2. The proposal satisfies the requirement of DCR.

3. As per the inspection report, the site under reference lies at a distance of 215 mts. from Sea shore. Hence, falls in CRZ-II area.

4. As per the Government of India Notification, in CRZ-II area, buildings shall be permitted neither on the seaward/canal ward/river ward side of the existing road (or roads proposed in the approved coastal zone Management plan of the area) nor on the seaward/canal ward/river ward side of existing authorised structures. But buildings shall be permitted on the landward side of the existing and proposed roads/existing authorised structures, subject to the existing local and Town and Country Planning Regulations, including the existing norms of Floor Space Index.

5. There is a public road of 15 Mts. wide called Santhome Beach Road, which was formed prior to 1991 lies in between the site under reference and the Sea shore. Hence, the proposal satisfies CRZ-II Regulations.

6. The subject is placed before the Authority for suitable decision on this Planning Permission Application with reference to Coastal Zone Regulations.

AGENDA ITEM NO. 3.6

CMDA – APU – B Channel (South) PPA for the proposed construction of Stilt + 4 floors residential building with 4 dwelling units at Plot No.17, D.No.9, 5th Avenue, Besant Nagar, R.S.No.12 part, T.S.No.17, Block No.16 of Urur Village - Site lies in CRZ-II Area - Subject placed before the Authority for its decision on the clearance from CRZ angle.

M/s. Sumanth & Company, GPA holder for Thiru Vivendra Lal has applied for Planning Permission for the proposed construction of Stilt + 4 floors residential building with 4 dwelling units at Plot No.17, D.No.9, 5th Avenue, Besant Nagar, R.S.No.12 part, T.S.No.17, Block No.16 of Urur Village.

2. The proposal was examined and found that the proposal satisfies all the requirements of Development Control Rules. However, the site under reference falls at a distance of 170 Mts. from the Bay of Bengal. Hence, it falls in CRZ-II area. The sketch showing the location of the site under reference is enclosed.

3. The site under reference falls within 500 meters from Bay of Bengal and in CRZ-II Area. As per the Government of India Notification (S.O.114 (E) dated 19.02.1991) in CRZ-II area. “(i) buildings shall be permitted neither on the seaward/canal ward/river ward side of the existing road (or roads proposed in the approved coastal zone Management plan of the area) nor on the seaward/canal ward/river ward side of existing authorised structures. But buildings shall be permitted on the landward side of the existing and proposed roads/existing authorised structures shall be subject to the existing local and Town and Country Planning Regulations, including the existing norms of Floor Space Index. (ii) Reconstruction of the authorised buildings to be permitted subject to the existing FSI/FAR norms”.

4. In this case, there is 8.38 mtrs wide public road by name Thiruvalluvar Nagar Ist Main Road that was formed prior to 1991, between the site under reference and the Bay of Bengal. Thus, the site under reference is situated in the land ward side of the existing public road. Hence, the proposal satisfies CRZ-II guidelines.

5. The subject is placed before the Authority for its decision on clearance from the Coastal Regulation Zone angle.

AGENDA ITEM NO. 3.7

CMDA – APU – ‘C’ Channel - Proposed construction of Ground Floor + 3 Floors – Matriculation School building at S.No.185, 186 part, T.S.No.96/20, Block No.13, of Thiruvottiyur Village - Site lies in CRZ-II area - Subject placed before the Authority for its decision.

The Secretary, Chennai Vazh Thiruthangal Hindu Nadar Uravinmurai Dharma Fund, has applied for the Planning Permission for the proposed construction of Ground Floor + 3 Floors Matriculation School building at S.No.185, 186 part, T. S.No.96/20, Block No.13, of Thiruvottiyur Village.

2. The site under reference is General Industrial use zone, where in the proposed activity is permissible.

3. The proposal satisfies the requirements of Development Control Rules. As per the inspection report, the site under reference falls at a distance of 270.0 mtrs. from Bay of Bengal. Hence, it attracts CRZ-II Regulations.

3. As per the Government of India notification in CRZ-II area, building shall be permitted neither on the seaward/canalward/riverward side of the existing road (or roads proposed in the approved Coastal Zone Management Plan of the area) nor on seaward/canalward/riverward side of the existing authorised structures. But building shall be permitted on the landward side of the existing and the proposed roads/existing authorised structures, subject to the existing local and Town and Country Planning Regulations including the existing norms of the Floor Space Index.

4. A public road viz., Ennore High Road, is existing in between the site under reference and Bay of Bengal, a sketch showing the location of site and Bay of Bengal is annexed. The site under reference is situated on the landward side of the Ennore High Road. Hence, the proposal conforms to CRZ-II Regulations and Planning Permission can be issued with the clearance of the Authority.

5. The subject is placed before the Authority for its clearance, with reference to CRZ-II.

AGENDA ITEM NO. 3.8

CMDA – Area Development Uunit - F.A. Division - Fixing of price and allotment policy for the year 2008-09 for plots and shops at Maraimalai Nagar, Manali, KWMC, MBTT and I&SM - Subject placed before the Authority for approval.

The Authority in A.R.No.200/2007 dated 24.07.2007 approved the pricing for the year 2007-08 for the developed plots and shops in M.M.Nagar, Manali, KWMC, I&SM and MBTT. The revised pricing for the year 2008-09 have to be fixed. The following pricing have been prepared keeping in mind the demand factor, Book price and guideline value of the area.

2. The details of vacant plots and the pricing for 2008-09 was placed before the Authority in its meeting held on 29.7.2008 and it was resolved in A.R.No.125/08 dt.29.7.2008 to defer the subject for suggesting a revised allotment policy and the pricing.

3. Accordingly, the allotment policy already approved by the Authority in A.R.No.250/06 dt.30.10.2006 was re-examined and the following modifications are proposed:

Sl. No	Existing	Amendment proposed
1	The allotment of residential plots in Maraimalai Nagar and Manali New Town may be made through drawal of lot after giving advertisement in the Tamil and English dailies.	It has been proposed to allot the plots earmarked for MIG and HIG by calling sealed bids-cum-open auction among the respective categories instead of drawal of lots. EWS & LIG plots may be allotted by drawal of lot.
2	The allotment of shops in KWMC may be made through drawal of lot after giving advertisement in the Tamil and English dailies.	The shops in Koyambedu Perishables market may be allotted to the traders by inviting sealed bids-cum-open auction for each and every vacant shop, since this procedure may fetch more revenue to CMDA depending upon the vantage locations of the shops.
3	Godowns and Commercial plots in KWMC may be sold by tender-cum-auction sale after giving advertisement.	All the other godowns, commercial plots and plots reserved for institutional purposes etc. may be allotted by calling sealed bids-cum-open auction. For Govt. Institutions and Statutory bodies, allotment may be made at the price fixed for the current year.

4	The mode of allotment of commercial plots available in CMDA projects other than KWMC may be decided by the Member-Secretary whether to sell by drawal of lot or auction-cum-tender sale depends upon the demand and market trend.	All the other godowns, commercial plots and plots reserved for institutional purposes etc. may be allotted by calling sealed bids-cum-open auction. For Govt. Institutions and Statutory bodies, allotment may be made at the price fixed for the current year.
5	Vacant Industrial plots allotment may be finalised by the Industrial Plot Allotment Committee as per the existing procedure.	Allotment may be made by giving advertisement. The Industrial Plot Allotment Committee will screen the eligible applicants and the allotment may be made among the selected applicants by conducting sealed bids-cum-open auction.

4. In order to allot the vacant shops in Flower market if CMDA brings better discipline in the market and improve infrastructure, coupled with enforcement elsewhere in the City to discourage wholesale trade except in KWMC, CMDA may get better response to our bid-cum-auction strategy. However in case, bid-cum-auction for MIG / HIG / Commercial / Institutional plots / Shops / Godowns does not evoke response, the unsold plots / shops may be sold through drawal of lots as in the case of EWS / LIG, in line with Govt. guidelines of reservation and Authority's direction.

5. The Authority in A.R.No.252/07 dt.26.10.2007 has finalised the reservation quotas and the order of priority as detailed below:

- 1) 15% of available plots in all categories shall be allotted by Chairman under Chairman's discretionary quota.
- 2) Persons affected by L.A. and their family members.
- 3) Industrial employees working at Maraimalai Nagar.
- 4) Permanent employees of CMDA who have not availed any allotment in any of our schemes earlier.
- 5) The order of priority will be followed within each category of reservation as per G.O.Ms.No.631, H&UD dt.29.7.1981.

- 6) All the above order of priority stated in sub-para 2 to 5 are applicable for residential plots/houses only.

Hence as per existing Govt. guidelines, the residential plots have to be allotted by drawal of lots by adopting the following reservation policy after earmarking 15% for Chairman discretionary quota:

Sl. No	Category	For EWS	For LIG, MIG & HIG
1	Scheduled Caste / Scheduled Tribes	20%	20%
2	Employees in Service Industries in the Project area	5%	--
3	Employees in State Govt. and their Undertakings.	15%	15%
4	Employees of Central Govt. and their Undertakings	5%	5%
5	General Public	55%	60%

6. The revised pricing after taking into account, the existing market price and the guideline value is proposed in the Annexure for all the projects except Iron & Steel Market at Sathangadu, for which the new price will be submitted separately. The price proposed in the annex will be the upset for calling the sealed bids-cum-open auction.

7. The above proposal of fixing the price for the year 2008-09, revised allotment policy and the reservation quota proposed in Para 3, 4 & 5 is submitted before the Authority for approval.

C.No.FA1/2257/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.9

CMDA – CW – Circle-II – CMBT – Tender for the work of “Construction of double level basement parking for two wheelers in CMBT, Koyambedu, Chennai-107” – Report of Tender Scrutiny Committee – Subject placed before the Authority for its decision.

The Government of Tamil Nadu have accorded Administrative Approval vide G.O.Ms.No.321, H&UD Dept., dated 15.10.2007 to the proposal of “Construction of double level basement parking for two wheelers in CMBT” for Rs.9.00 crores.

2. IIT Madras has been fixed as a consultant to do the structural design and detailed construction drawing.

3. Tender was floated on 23.01.2008 under 2 cover system to carryout the work, through the press and internet. Two tenderers participated. Tender Scrutiny Committee after scrutinising the Pre-qualification bids on 10.03.2008 decided to cancel the Tender since they have not furnished the Revenue Solvency of Rs.2.50 crores and to call for Re-tender with 15 days time frame and modified condition of considering Bank Solvency also.

4. In response to the re-tender given through the press, web site, Tender Bulletin, and also individual mailing to leading contracting firms, only those who have participated in earlier tender participated. The Tender Scrutiny Committee evaluated their Pre-qualification document on 03.04.08 and decided to open their price bid on 04.04.2008 since both the tenderers have fulfilled all the eligible criteria.

5. Due to the change of financial year and revision in PWD Schedule of Rates, the original estimate has been revised to the current rate (2008-2009) which comes to Rs.8,84,14,529.30. This estimate value is compared with the L1 tenderer rate and the excess is Rs.7,70,71,604.70 (or) + 87.17%.

6. After several rounds of negotiations, M/s. ECCI Ltd., the L1 tenderer gave their revised offer as Rs.14,58,33,779/- against the quoted amount of Rs.16,54,86,134/-. The negotiated offer was Rs.7,22,24,711/- above the estimated value (+ 98.12%) and Rs.5,74,19,250/- above the estimated value as per the revised Schedule of Rates 2008-09 (+64.94%).

7. The tender committee finally rejected the tender and ordered to go for re-tender. Re-tenderers (3rd call) were floated on 11.06.2008. In response to the re-tender only one tenderer M/s. ECCI Ltd., have participated. The Technical Bid was opened on 05.08.2008. the Tender Scrutiny Committee evaluated the Technical Bid on 21.08.2008 and decided to open the price bid on 25.08.2008. M/s. ECCI Ltd., Chennai-6 have quoted Rs.14,98,78,885/- which is higher than the original estimate value by Rs.7,62,69,820/- or 103.61%.

8. Tender Committee held negotiations with the tenderer on 04.09.2008 (Minutes of the meeting enclosed).

9. M/s. ECCI Ltd., gave their revised offer of Rs.14,07,82,473/- against their earlier offer of Rs.14,98,78,885/-. This revised offer of Rs.14,07,82,473/- is Rs.6,71,73,405/- i.e., 91.25% above the estimate value, Rs.5,23,67,944/- i.e. 59.23% above the revised estimate value (2008-2009) and Rs.3,96,48,057/- i.e. 39.20% above the market value.

10. M/s. ECCI Ltd., has informed that their original offer of Rs.14,98,78,885/- is inclusive of service tax, and the revised offer of Rs.14,07,82,473/- is exclusive of Service Tax. They informed that service tax has to be borne by CMDA.

11. The same was placed before the tender committee on 20.09.2008.

12. As per Tamil Nadu Transparency in Tenders rules 2000, the tender committee has to scrutinise the tenders received and put up a tender evaluation report for the consideration of the tender accepting Authority. Accordingly, the evaluation statement and minutes of the tender committee meeting on 20.09.2008 are enclosed.

13. The following are put up to the Authority for consideration, to decide on the tender.

14. The Government in G.O.Ms.No.321 of H&UD Dept., dated 15.10.2007, accorded Administrative Sanction for the above work for Rs.9.00 crores subject to the following:

- i) A part of the project cost shall be met from Chennai Metropolitan Development Authority's Funds and balance project cost as loan to make the project viable;

- ii) Further reduction in the cost of construction at a reasonable rate should be explored;
- iii) A realistic projection on the occupancy of the parking place may be considered;
- iv) The parking charges need to be revised upward;
- v) It must be ensured as to whether there are any additional expenses, other than lease rent, like tax etc., to be paid by lessee. The additional expenditure on the maintenance of the complex shall be borne by Lessee and the complex is maintained properly;

15. The value of work put to tender was Rs.7,36,09,066/-. The present tender value is Rs.14,07,82,473/- plus Service Tax. If the Authority resolves to accept this tender, revised Administrative Approval from government for about Rs.17.00 crores is to be obtained. The Authority may also decide whether to accept the tender, in anticipation of revised Administrative Sanction from Government. The validity of the tender is for 90 days from the date of opening of price bid i.e. upto 23.11.2008.

16. If the Authority decides to reject the tender, execution of the project on BOT basis may be considered.

17. The subject is placed before the Authority for discussion and decision.

C.No.SEII/CW/DB/F.3250(3)/07

MEMBER-SECRETARY.

3.63

AGENDA ITEM NO. 3.10

CMDA – CW – Execution of work – Evolving a Codal procedure - Subject placed before the Authority for its decision.

The Authority in A.R.No.221/83, dated 21.10.1983 resolved to set up Construction Wing in CMDA for implementing works.

2. The Authority in A.R.No.22/84, dated 25.01.1984 has delegated powers to various Officers to decide on Estimates, Tenders, entrustment of new items of work or additional quantities, purchase of stores, etc.

3. CMDA has been implementing major works like KWMC, CMDA Tower-I and Tower-II, Bus and Truck Terminal at Madhavaram, Iron & Steel Market at Sathangadu, Development works at Maraimalai Nagar etc., by following the above Orders.

4. CMDA has been preparing Estimates as per the Schedule of rates of PWD for Buildings, rates of Highways Department for Road works, rates of metro Water/TWAD Board for Water Supply and Sewage works. Approval of estimates, tenders etc., is done as per the powers delegated by the Authority to various Officers.

5. Consequent to the implementation of the Tamil Nadu Tenders Transparency Act and Rules, the guidelines prescribed in the Act/Rules are adopted in CMDA also.

6. The Government in letter No.21138/UDII(2)/2007-5, dated 24.01.2008 stated that CMDA should have evolved its own procedure or should have passed a Regulation to the effect, that, the CMDA shall adopt a procedure followed by PWD or Highways specifically. The Government requested CMDA to take expeditious steps in this regard and place it before the Authority for its decision.

7. The practice adopted by Chennai Corporation, SIDCO and SIPCOT is as follows:

8. M/s. SIPCOT has informed that the Code of practice adopted by PWD for building works, Code of practice adopted by Highways for Road works and the specifications and rates adopted by TWAD Board for Water Supply and Sewerage works are adopted in SIPCOT for developing infrastructure facilities.

9. SIDCO informed that they have not formulated a Works Code of their own. Further, they stated that they are following Tamil Nadu Public Works Department Code, Government Orders, and Circulars of various Departments then and there to suit their requirements after obtaining the orders of the competent Authority.

10. Chennai Corporation informed that they are following the Codes of PWD and Highways.

11. Ever since the formation of Construction Wing, CMDA has been following the Codes of various Departments, like PWD, Highways, TWAD Board etc., depending on the nature of work.

12. In view of the above, it is suggested that the existing practice followed by CMDA may be continued, as done by other Agencies and Government may be informed accordingly.

13. The subject is placed before the Authority to approve the above proposal.

C.No.SEI/CW/PA-IV/3905/2005

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.11

CMDA – Area Plans Unit – Planning Permission for the proposed construction of Stilt parking floor + 4 floors residential building with 8 dwelling units at Plot No.19, D.No.5, Dr. Subbarayan Salai, Marwari Thottam in old S.No.1119 & 1134, R.S.No.3564/3 & 6, Block No.21 of Mylapore Village - Site falls in CRZ-II Area - Subject placed before the Authority for its decision.

Thiru N.S. Varadhachari & Others have applied for Planning Permission for the proposed construction of Stilt parking floor + 4 floors residential building with 8 dwelling units at P.No.19, D.No.5, Dr. Subbarayan Salai, Marwari Thottam in old S.No.1119 & 1134, R.S.No.3564/3 & 6, Block No.21 of Mylapore Village.

2. The proposal satisfies the requirements of DCR. As per the inspection report the abutting road width is 11.70 mts. The site under reference falls at a distance of 11.70 Mts. from the Buckingham Canal. Thus, the site under reference falls in CRZ-II area.

3. As per the Government of India Notification, in CRZ-II area, buildings shall be permitted neither on the seaward/canal ward/river ward side of the existing road (or roads proposed in the approved coastal zone Management plan of the area) nor on the seaward/canal ward/river ward side of the existing authorised structures. But, buildings shall be permitted on the landward side of the existing and proposed roads/old existing authorised structures, subject to the existing local and Town and Country Planning Regulations including the existing norms of the Floor Space Index.

4. Though, the site under reference lies within a distance of 11.70 mts. from the Buckingham Canal, a 11.70 mtrs. wide public road (Dr. Subbarayan Salai) formed prior to 1991 exists in between the site under reference and the Buckingham Canal. Hence, the proposal satisfies CRZ-II Regulations.

5. The subject is placed before the Authority for clearance from the angle of CRZ regulations.

AGENDA ITEM NO. 3.12

CMDA – Enforcement Cell – Construction of MSB IT Building by TIDEL Park – Completion Certificate issued – Return of Bank Guarantee and refund of Display Deposit for the building and Display Board - Subject placed before Authority for decision.

M/s TIDEL Park Limited have obtained approval for the construction of Double Basement Floors + Ground Floor + 12 Floors + Service in terrace floor & Basement Floor + Ground Floor + 1st Floor Sub station Block vide this Office Letter No.C3/22314/98, dated 06.06.2000 (IT Building). The building was constructed in deviation to approved plan. Hence, in this Office Lr.No.ES2/15098/1998, dated 18.02.2002, Show Cause Notice was issued for invocation of Bank Guarantee for an amount of Rs.1.25 crores furnished towards Security Deposit for the building. Also Show Cause Notice was issued for forfeiture of Security Deposit of Rs.10,000/- remitted towards Display Board.

2. M/s TIDEL Park Limited submitted revised plan on 18.09.2001. As the Planning Permission Application was under process in CMDA, forfeiture of Security Deposit was withheld.

3. Subsequent to revised approval, M/s TIDEL Park Limited have applied for Completion Certificate on 16.03.2006 and requested for return of Bank Guarantee stating that the building has been completed as per the approved plan.

4. Based on the request for issue of Completion Certificate, the site was inspected and noticed that M/s TIDEL PARK LTD., have put up some additional structures which are not covered in the revised approved plan i.e. additional structures were put up after obtaining revised approval from CMDA. The constructed building was not within the norms prescribed for issue of Completion Certificate.

5. In this Office Letter No.ES2/15098/98 dated 25.08.2006, the applicant was requested to rectify/comply with the approved plan to consider the issue of Completion Certificate and return of Bank Guarantee. Instead of rectifying the deviations the applicant gave a reply, which was not satisfactory. Hence, Security Deposit of Rs.1.25 crores remitted by way of Bank Guarantee was invoked in this Office Letter F5/15310/2006, dated 11.12.2006. The Branch Manager, Canara Bank, Anna Salai, Chennai-2 was requested to transfer the Bank Guarantee amount of Rs.1.25 Crores in favour of CMDA.

6. Subsequent to the invocation, M/s TIDEL Park Limited, has given a representation dated 03.01.2007 to CMDA stating that defects were rectified and requested CMDA not to invoke the Bank Guarantee.

7. The site was inspected on 09.01.2007 and noticed that M/s TIDEL Park Ltd., have rectified the defects except one i.e., they have constructed RCC columns in the Open Space Reservation Area already gifted to Corporation of Chennai. They were also using this Open Space Reservation Area as main access/entry for the TIDEL Park which was not acceptable. Hence, issue of Completion Certificate and return of Bank Guarantee could not be considered.

8. M/s TIDEL Park Ltd., have preferred an Appeal before the Government. In this Office Letter dated 29.01.2007 remarks were offered to Government and the Government have advised the Chairman, M/s TIDEL Park Ltd., to take up the matter with CMDA. Accordingly, the Chairman, M/s TIDEL Park Ltd., has represented to the V.C., CMDA informing that the Corporation of Chennai was requested to issue a No Objection Certificate for entry and exist of vehicles of TIDEL Park from/to I.T. Expressway through the OSR land gifted to the Corporation of Chennai and hence requested CMDA not to invoke the Bank Guarantee till the No Objection Certificate is issued by Corporation of Chennai.

9. The Chairman, TIDEL Park Ltd., in his letter dated 22.05.2007 has informed that the Corporation of Chennai has resolved in its Resolution No.123/07 in their meeting held on 25.04.2007 to permit TIDEL Park to use 351 sq.mt. of OSR area gifted to the Corporation of Chennai for vehicle entry/exist and further the Commissioner, Corporation of Chennai has forwarded the above proposal to the Secretary, MAWS Department seeking Government approval.

10. The subject was placed before the Authority. The Authority in its meeting held on 05.06.2007 vide A.R.No.111/07 have approved for extension of Bank Guarantee to enable them to obtain consent letter from the Government (MAWS Department). CMDA has also informed the Secretary, H&UD Department on this issue vide this office letter dated 17.07.2007.

11. Meanwhile the Chairman, M/s TIDEL Park Ltd., in his letter dated 28.03.2008 stated that they have relocated the entry/exit from OSR land to their land and traffic has been opened through the new gate since 01.03.2008. He has further stated that the OSR area has been earmarked separately and separated from TIDEL Park land as per the guidelines of CMDA/Corporation of Chennai. Hence he has requested for issue of building Completion Certificate.

12. It is to be mentioned that Completion Certificate could not be issued due to this OSR issue. Now the applicant has stated that they have restored the OSR area as per the approved plan. As per the present procedure, Completion Certificate is issuable only after obtaining Compliance Certificate from other agencies. As this is a MSB IT building, Compliance Certificate from DFRS, Police (Traffic), ELCOT, AAI and Corporation of Chennai are required. The Bank Guarantee was renewed upto 31.10.2008.

13. DFRS, Police (Traffic), ELCOT and Corporation of Chennai have been advised to send Compliance Certificate for this building on 17.04.2008 and accordingly Compliance Certificates from DFRS, Police (Traffic), Corporation of Chennai and ELCOT were received on 04.07.2008. As M/s TIDEL Park Ltd., have rectified the defects and as the building is completed and also as much as Compliance Certificate from other agencies received, Completion Certificate was issued vide this office letter No.ES2/15098/98, dated 16.07.2008.

14. As per O/O No.15/07, dated 20.04.2007, if Security Deposit was already forfeited and if the applicant rectified the defects and applied for Completion Certificate, issue of Completion Certificate alone shall be considered. The Security Deposit forfeited already need not be refunded. M/s TIDEL Park Ltd., is a company in which Government of Tamil Nadu has interest through TIDCO. M/s TIDEL Park Ltd., is requesting for the return of Bank Guarantee for an amount of Rs.1.25 crores towards Security Deposit for the building and refund of Display Deposit of Rs.10,000/- as the defects were rectified and Completion Certificate was already issued.

15. This was placed before the IOC meeting held on 23.09.2008. IOC has resolved the following.

“The IOC has noted that the Authority in its meeting held on 05.06.2007 vide A.R.No.111/2007 have approved to extend the Bank Guarantee. CMDA has informed the Secretary, Housing and Urban Development Department on this issue vide this office letter dated 17.07.2007.

Though the Bank Guarantee was invoked, the amount is not realized so far from the Bank. Also as TIDEL Park have rectified the defects, Completion Certificate was issued on 16.07.2008.

3.72

Hence, the IOC recommended to place the subject before the Authority for return of Bank Guarantee for an amount of Rs.1.25 crores and refund of Security Deposit for Display Board of Rs.10,000/-”.

16. The subject is placed before the Authority for suitable decision on return of Bank Guarantee for an amount of Rs.1.25 crores and refund of Security Deposit for Display Board of Rs.10,000/-.

C.No.ES2/15098/98

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.13

CMDA – Master Plans Unit – Transfer of Development Rights under Development Regulations for CMA – Proposed guidelines - Subject placed before the Authority for approval.

Transfer of Development Rights (TDR) concept is being tried in many cities in our country particularly in Mumbai, Hyderabad and recently in Bangalore. Annex XXI to the Development Regulations for Chennai Metropolitan Area contains detailed regulations for TDR. For effective implementation certain guidelines need to be issued. Detailed note on the TDR and the suggested guidelines are given in the Annex-A.

2. The subject was discussed in the meeting held on 14.10.2008 with the stake holders particularly the Government Departments/Agencies involved viz. Commissioner of Municipal Administration, Commissioner of Town Panchayats, managing Director, Chennai Metro Rail Ltd., City engineer, Chennai Corporation, Deputy Director, Directorate of Rural Development and also Tmt. Tara Murali (Architect), Prof. Suresh Kuppusamy (School of Architecture, Anna University), and the Chairman of the Builders Association of India (Southern Centre). Main points emerged in the consultation meeting are given in the Annex-B.

3. The subject is placed before the Authority for approval of the suggested guidelines to forward to Government.

C.No.C1/17883/2008

MEMBER-SECRETARY.

3.91

AGENDA ITEM NO. 3.14

CMDA – ADU – New Town-II Division – Iron and Steel Market at Sathangadu – Shifting of Traders from G.T. Area – Waiver of Maintenance Charge – Subject placed before Authority for decision.

The CMDA has developed an Iron and Steel Market at Sathangadu in an area of about 203 acres at a cost of Rs.17 crores on 1991, as per the orders of the government for relocating the Iron and Steel Trade functioning in GT Area, as one of the strategies of the first Master Plan.

2. An extent of about 35.51 acres of land was allotted to Steel Authority of India Ltd. (SAIL) and Vishakapatnam Steel Plant (VSP) was allotted an extent of 13.21 acres. Out of 850 plots of varying size (from one ground to three grounds) developed for the traders, about 629 plots have been allotted of the allottees are yet to construct their stock yard and shift their business to the new location.

3. The Government in G.O.Ms.No.62, H&UD Dept., dated 23.02.1999 issued orders declaring the Iron and Steel Market at Sathangadu as 'Market Area' for marketing the whole sale trade in Iron and Steel goods with effect from 01.03.1999, under Section 4(1) (a) of the Tamil Nadu Specified Commodities Market (Regulation and Location) Act, 1996 and the same was notified in TNGG on 01.03.1999 under Part-II Section-2. The Corporation of Chennai and Commercial Tax Department were requested not to issue fresh licenses and refuse the renewal of Licenses to the Iron and Steel Traders in GT Area. The Joint Commissioner of Police (Traffic) was requested to stop all heavy vehicle movements in the GT Area. In this regard a meeting was also convened on 24.03.1999 at CMDA with the Steel Traders Associations. The Deputy Commissioner of Police and Revenue Officer of the Chennai Corporation attended the meeting. The traders were informed of the notification of declaring the I&SM, Sathangadu as wholesale market area for the Iron and Steel traders and requested to move their business to this new market complex. The Deputy Commissioner (Traffic) assured to prevent the heavy vehicles from entering into GT area and Corporation informed that no license needs to be obtained for running Iron and Steel business.

4. Since the traders did not evince any initiative to shift the trade, CMDA intervened and organised a meeting under the Chairmanship of the Hon'ble Minister for Information and Chairman, CMDA on 05.11.2007 and 24.04.2008 with the representatives of traders. During the meeting the trader representatives raised the following issues:-

- (i) Issue of sale deed for the plot allotted
- (ii) Issuing No Due Certificate/No Objection Certificate to take up the construction activity
- (iii) Reduction in the penal interest rate to be collected from the defaulters
- (iv) Waiver of maintenance Charges from the inception. They agreed to pay from 01.04.2008 only.

5. The Chairman, CMDA has agreed to take all required follow up action for the item No. (i) to (iii) of para 4 above. It was also unanimously agreed by the traders' representatives that they will shift the trade within a period of one year.

6. With regard to item No.(iv) i.e., waiver of maintenance charges, which was one of the main demands from the traders, the following were discussed in detail:

- a) As per the clause 13 of LCSA, "Charges to defray the cost of maintenance of common facilities and areas will be paid by LESSEE/PURCHASER at the rate of Rs.70/- per 220 sqm. or part thereof per month or as fixed by LESSOR/VENDOR from time to time in consultation with the LESSEE/PURCHASER through their Associations. The maintenance charges would be paid quarterly, three months' advance to make the maintaining agency to function without difficulty. This charge commences after the market becomes functional which is one year after handing over of first batch of plots to the traders". Hence, as per the LCS Agreement the allottees are supposed to pay the M.C. from the date of handing over which falls prior to 1995.
- b) CMDA has so far spent a sum of Rs.96.14 lakhs towards the maintenance of the project from the inception and it proportionately works out to Rs.25 per ground per month up to March 2008, as against Rs.70 proposed in the LCSA. This was also informed to the traders in the meeting but they have agreed to pay Rs.75 per ground per month from 01.04.2008 only. In addition an amount of Rs.250 lakhs, may have to be spent to improve the infrastructure namely; improvement of street lights, water supply systems, some stretches of roads, storm water drains etc. The traders were also informed that the M.C. of Rs.75/- per ground per month will not be sufficient to maintain the market once it starts functioning and the same will be revised as per the actual expenditure after shifting the market.

7. The waiver of M.C. was discussed in the Monitoring Sub-Committee meetings held on 21.08.2008 and 30.09.2008 and it was decided to place the subject before the Authority for decision.

8. It is also submitted to the Authority that one Thiru K.R. Ramasamy alias Traffic Ramasamy has filed a case in W.P.No.41822/06 in the High Court of Madras with a request to direct the respondents (CMDA and others) to shift the Iron and Steel trading activity to the Sathangadu Market, keeping in mind the service to the general public and free flow of traffic in the city of Chennai, particularly in GT Area.

9. In view of the above the following are submitted to the Authority for decision.

- i) The traders may be requested to pay the actual M.C. incurred by CMDA at the rate of Rs.25 per ground per month as against Rs.70 per ground per month proposed in the clause 13 of LCSA from the date of handing over. However, the traders are requesting for a total waiver of M.C. till 31.03.2008, since they have expressed their inability to pay the M.C. It was expressed by them that the M.C. was one of the important issues which has caused delay in shifting to the new location by the traders' community. Therefore, they have been submitting this as a very important issue to be considered favourably. If this is considered in favour of traders the expenditure to be waived would be Rs.96.14 lakhs. This subject was deliberated in detail during the 3rd Monitoring Sub-Committee meeting held on 21.08.2008 and it was decided to request Authority to waive the M.C. till 31.03.2008 and proposed to capitalise this expenditure while fixing the price for unsold plots.
- ii) The traders may be directed to pay Rs.75 per ground per month commencing from 01.04.2008, as agreed already in the meeting held under the Chairmanship of the Hon'ble Minister for Information held on 05.11.2007 and 24.04.2008.

C.No.S1/12352/2007

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.15

CMDA – Regularisation Scheme – Monitoring Committee – Recommendations on Less Stringent Measures for Residential Multi-Storeyed Buildings and Special Buildings – Recommendations of the Authority constituted Sub-Committee – Subject placed before the Authority for approval.

In the orders of the Hon'ble High Court dated 23.08.2006 one of the orders, amongst the others is a direction to the Monitoring Committee to suggest Less Stringent Measures in the case of Residential Multi-Storeyed Buildings and Special Buildings. Accordingly, the Monitoring Committee finalised its recommendations and the recommendations were placed before the Authority in its meeting held on 29.01.2008. The Authority in its Resolution A.R.No.18/08 constituted a Sub-Committee with following five members to study the recommendations of the Monitoring Committee and bring the subject and its observations in the next Authority meeting.

- (a) Vice-Chairperson, CMDA
- (b) Member-Secretary, CMDA
- (c) Chairman, Alandur Municipality
- (d) Commissioner, Directorate of Town & Country Planning
- (e) Chief Planner (CPV), CMDA

2. The Sub-Committee and the Authority met twice on 28.02.2008 and 09.09.2008 and made its recommendations.

3. The recommendations/amendments suggested by the Authority constituted Sub-Committee is given in Annex-I. The suggested amendments against the recommendations of the Monitoring Committee indicated in italics is given in Annex-II.

4. The subject is placed before the Authority for its approval.

3.111

AGENDA ITEM NO. 3.16

CMDA – Master Plan Unit – Development Regulations under SMP – Proposed guidelines for Premium FSI – Subject placed before the Authority for approval.

Floor Space Index is a main tool used in urban planning to regulate developments particularly bulk of buildings and the density of population with reference to infrastructure provision. Density of population needs to be regulated considering carrying capacity of infrastructure (both existing and proposed), sociological reasons such as crime rate etc.

2. Public or regulatory authorities permitting additional FSI over and above the normally permissible FSI, on collection of an amount or a charge is an emerging concept and the cities in India are trying to experiment this concept.

3. In the Development Regulations (forming part of the Second Master Plan for CMA which came into force from 02.09.2008), FSI prescribed for non-multi-storeyed buildings, generally is a maximum of 1.5 and for multi-storeyed developments it is 2.0 to 2.5 (depending on plot coverage).

4. A provision has been made in the Development Regulations of Second Master Plan for allowing Premium FSI. For implementing this premium FSI, rates and areas for allowing it have to be prescribed and notified with the approval of the Government. A detailed note on the Premium FSI and suggested guidelines are annexed.

5. The subject was discussed with the stake holders particularly the Government Departments/Agencies involved viz. Commissioner of Municipal Administration, Commissioner of Town Panchayats, Managing Director, (Chennai Metro Rail Ltd.) City Engineer (Chennai Corporation), Deputy Director (Directorate of Rural Development) and also Tmt. Tara Murali (Architect), Prof. Suresh Kuppusamy (School of Architecture, Anna University), and the Chairman (Builders Association of India, Southern Centre) in the meeting held on 14.10.2008. Main points emerged in the consultation meeting are given in the Annexure-B.

6. The subject is placed before the Authority for approval of the suggested guidelines to be forwarded to Government.

C.No.C1/17440/2008

MEMBER-SECRETARY.

Agenda Item No.4.01

Metropolitan Development – Master Plan – Chennai
Metropolitan Area – Variation to land use –
S.No.446/1A, 1B, 2B, 3B1B, 3B2 & 3B3 of
Ayambakkam Village from Agricultural use zone to
Primary Residential use zone - Subject placed before
the Authority for decision.

Thiru J. Uthamkumar has applied for reclassification of land in S.No.446/1A, 1B, 2B, 3B1B, 3B2 & 3B3 of Ayambakkam Village from Agricultural use zone to Primary Residential use zone for developing a Residential layout. The request was placed before the Technical Committee on 16.07.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“With regard to reclassification proposal submitted by for reclassification of the site said above into Primary Residential use zone, the Committee recommended to reclassify the site under reference into Primary Residential use zone”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R1/14253/2006

MEMBER-SECRETARY.

Agenda Item No.4.02

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – R.S.No. 2085/3 & 5, Block No.42 of Mylapore Village from Institutional use zone to Primary Residential use zone - Subject placed before the Authority for decision.

Tmt. S. Vasanta has applied for reclassification of land in R.S.No. 2085/3 & 5, Block No.42 of Mylapore Village from Institutional use zone to Primary Residential use zone to an extent of 0.12.11 Hectare (1211 Sq.m.) for construction of a residential building. The request was placed before the Technical Committee on 16.07.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“In respect of the Reclassification proposal submitted by Tmt. S. Vasanta for reclassification of site said above into Primary Residential use zone, the committee recommended to reclassify the site under reference into Primary Residential use zone”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R1/23835/2007

MEMBER-SECRETARY.

Agenda Item No.4.03

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.365, 366/1, 2A, 2B, 2C, 3, 367 of Nedungundram Village from Primary Residential use zone to Institutional use zone - Subject placed before the Authority for decision.

M/s Annai Vellankanni Education and Cultural Society has applied for reclassification of land in S.Nos.365, 366/1, 2A, 2B, 2C, 3, 367 of Nedungundram Village from Primary Residential use zone to Institutional use zone to construct Pharmacy College. The revenue reclassification of the site is Wet land and its extent is 0.78.5 Hect. (1.94 acres). The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“In respect of request made for Reclassification of the lands in S.Nos.365, 366/1, 2A, 2B, 2C, 3, 367 of Nedungundram Village into Institutional use zone, the committee recommended to reclassify the site under reference into Institutional use zone subject to obtaining NOC from TNPCB before publication in TNGG”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R1/21774/2006

MEMBER-SECRETARY.

Agenda Item No.4.04

Metropolitan Development – Master Plan – Chennai
Metropolitan Area – Variation to land use –
S.Nos.255/1, 256 & 262/2 of Mangadu Village from
Primary Residential use zone to Commercial use zone -
Subject placed before the Authority for decision.

M/s GATI Limited has applied for reclassification of land in S.Nos.255/1, 256 & 262/2 of Mangadu Village from Primary Residential use zone to Industrial use zone to an extent of 1.73.50 Hectares (4.28 acres) for construction of Ware House for Express Cargo Movement. The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“In respect of Reclassification proposal request for lands in S.Nos.255/1, 256 & 262/2 of Mangadu Village into Industrial use zone, the committee recommended to reclassify the site under reference into Commercial use zone subject to condition that NOC from Director of Fire Service and NOC from TNPCB to be obtained at the stage of issue of planning permission”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R1/24962/2007

MEMBER-SECRETARY.

Agenda Item No.4.05

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.No.713, Block No.18 of Velachery Village from Institutional use zone to Mixed Residential use zone - Subject placed before the Authority for decision.

The Inspector General of Police has applied for reclassification of land in S.No.713, Block No.18 of Velachery Village from Institutional use zone to Mixed Residential use zone to construct 16 Nos. S.I. Quarters. The revenue classification of the site is urban land and its extent is 5349.22 Sq.m. (23 grounds, 2379 sq.ft.) The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“In respect of request made for reclassification of the land in S.No.713, Block No.18 of Velachery Village into Mixed Residential use zone, the committee recommended to reclassify the site under reference into Mixed Residential use zone”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R2/24312/2007

MEMBER-SECRETARY.

Agenda Item No.4.06

Metropolitan Development – Master Plan – Chennai
Metropolitan Area – Variation to land use –
S.Nos.316/2, 317 and 318 of Thirumazhisai Village
from Agricultural use zone to Primary Residential use
zone - Subject placed before the Authority for decision.

Tmt. C. Valarmathi has applied for reclassification of land in S.Nos.316/2, 317 and 318 of Thirumazhisai Village from Agricultural use zone to Primary Residential use zone of extent 1.01.50 Hect. (2.50 Acres) to develop residential layout. The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“In respect of request made for reclassification of the land in S.No.316/2, 317 and 318 of Thirumazhisai Village into Primary Residential use zone, the committee decided not to recommend the reclassification of the site under reference as the surrounding area is not fully developed”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R1/19039/2006

MEMBER-SECRETARY.

Agenda Item No.4.07

Metropolitan Development – Master Plan – Chennai
Metropolitan Area – Variation to land use –
S.Nos.675/1, 678/2, 683/1B of Ayanambakkam Village
from Agricultural use zone to Primary Residential use
zone - Subject placed before the Authority for decision.

Thiru V.N. Devadoss has applied for reclassification of land in S.Nos.675/1, 678/2, 683/1B of Ayanambakkam Village from Agricultural use zone to Primary Residential use zone to extent of 0.30.00 Hect. (0.75 Acres) to develop residential layout. The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexure.I).

2. The Technical Committee made the following recommendations:-

“In respect of request made for reclassification of the land in S.No.675/1, 678/2 and 683/1B of Ayanambakkam Village into Primary Residential use zone, the committee decided not to recommend the reclassification of the site under reference, as the surrounding area is not fully developed”.

3. The recommendation of the Technical Committee is placed before the Authority for decision.

C.No.R1/29350/2007

MEMBER-SECRETARY.

Agenda Item No.4.08

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.1497, 1499/1B, 1C, 1501/1, 2, 3, 1502/2, 1506, 1507/2, 1508/1, 1508/2, 1509, 1516, 1517, 1518, 1519, 1520/2, 1522, 1530, 1531/1, 2, 3, 4, 5, 6, 1532/1, 2, 1533/1, 2 and 1546 of Vallur Village from Primary Residential use zone to Industrial use zone – Subject was placed before the Authority and referred to Government for suitable decision – Government have communicated their decision – Variation Notification published in the TNGG – Submitted for information.

M/s India Cements Limited has applied for reclassification of land in S.No.1497, 1499 to 1510, 1516 to 1520, 1522, 1530 to 1533 & 1546 of Vallur Village from Primary Residential use zone to General Industrial use zone to set up a Cement Manufacturing plant. The request was placed before the Technical Committee on 09.01.2008. A copy of the note placed before the Technical Committee is annexed (Annex.I).

2. The Technical Committee made the following recommendations:-

“The Committee examined the contentions of the applicant and the objections raised by certain petitioners. The committee recommended to refuse the reclassification”.

“ The recommendation of the Technical Committed were placed before the Authority in its meeting held on 29.01.2008. The Authority, in its meeting held on 29.01.2008 in A.R.No.53/2008, have resolved as follows:

“The Authority took note of the recommendations of the Technical Committee to refuse reclassification. Some of the members including Thiru S.R. Raja, M.L.A., Managing Director, CMWSSB and Chief Executive Officer, CMDA felt that there was no ground to differ with the recommendations of the Technical Committee. However, another member Thiru R.S. Bharathi, felt that as the proposed industry would generate employment, the Authority may consider the request for reclassification. In light of the above discussions, the Chairman decided that the matter be referred to Government for suitable decision:.

As decided by the Authority, the subject was referred to Government, vide CMDA Letter No.R1/3667/2007, dated 06.03.2008 along with copies of the note placed before the Technical Committee meeting held on 09.01.2008, minutes of the Technical Committee meeting, note placed before the Authority meeting held on 29.01.2008 and the Resolution of the Authority (ie. A.R.No.53/2008), for taking a suitable decision.

The Government have communicated their decision vide letter No.1752/UD.I/2008-2, dated 14.07.2008 (copy enclosed). The patta No.3 of the said Government letter, is as follows:

“After careful consideration, the Government have decided that the Chennai Metropolitan Development Authority be and is directed to consider the request of the Executive President, M/s India Cement Limited, and to permit reclassification of lands to an extent of about 12.48.5 hectares in Survey Numbers 1497, 1499 to 1510, 1561 to 1520, 1522, 1530 to 1533 and 1546 of Vallur Village from Primary Residential use zone to Industrial use zone, subject to stipulated the conditions referred to in Para 1 & 2 above”.

Accordingly the following conditions were stipulated.

- i) Out of 35 acres, 15 acres should be developed as a Buffer zone/green belt around the plant structures, so as to stop the spreading of fly ash./air pollutions.
- ii) Highly proven technology based Pollution Control Systems should be adopted.
- iii) The company should obtain No Objection Certificate from Tamil Nadu Pollution Control Board for running the unit once in a year.
- iv) There should not be any cement manufacturing unit to be allowed at any point of time later.
- v) The applicant should establish the ownership evidence for entire lands submitted for reclassification.
- vi) The applicant should full-fill all requirements to the satisfaction of the Chennai Metropolitan Development Authority/Local Body at the Planning Permission stage.
- vii) A green belt with a depth of 7 mtrs. should be developed and structure of suitable standard should also be provided.
- viii) Suitable safeguards must be provided to ward off water pollution and
- ix) Subject to conditions stipulated by PWD in their letter dated 05.09.2008.

As per the records of the Government, the ownership details are verified and as per the request made by the applicant vide letter dated 25.08.2008, the lands in S.No.1500, 1503, 1510 and 1499/1A of Vallur village were excluded from the reclassification proposal. Finally, the lands in the S.Nos.1497, 1499/1B, 1C, 1501/1, 2, 3,

1502/2, 1506, 1507/2, 1508/1, 1508/2, 1509, 1516, 1517, 1518, 1519, 1520/2, 1522, 1530, 1531/1, 2, 3, 4, 5, 6, 1532/1, 2, 1533/1, 2 and 1546 of Vallur Village of extent 12.12.50 Hectares, for which the ownership details established, were reclassified from Primary Residential use zone to Industrial use zone and published in the Tamil Nadu Government Gazette (Part VI – Section-I, dated October,1 2008).

Submitted for information of the Authority.

C.No.R1/3667/2007

MEMBER-SECRETARY.

Agenda Item No.4.09

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.574/1, 575, 576, 597/1B and 597/2 of Ayanampakkam Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for its decision.

Thiru T.M. Mathew has applied for reclassification of land in S.Nos.574/1, 575, 576, 597/1B and 597/2 of Ayanampakkam Village of extent 2.40 Ha (5.92 Acres) from Agricultural use zone to Primary Residential use zone to develop residential layout. The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexe.I).

2. The Technical Committee made the following recommendations:-

“With reference to the requests for variation of land use into Primary Residential use zone, since already adequate areas have been assigned ‘Primary Residential use zone’ for developing the needed housing stock in the Second Master Plan, leap-frogging approach will not be followed unless the contiguous stretch of land assigned with Primary Residential use zone has been fully developed”.

In respect of this case, the Technical Committee made the following recommendations:

“It was informed by the PWD that the Ayanambakkam tank located on the western side of the site under reference is one of the 29 tanks in CMA identified for the city water supply augmentations. Out of this, CMWSSB has taken over only 10 tanks, as the remaining 19 tanks have been encroached. This tank is one among the 19 tanks, which is not taken over by the CMWSSB and modalities for removing encroachments in the tank are being worked out”.

In view of the above and in view of the general policy of the Technical Committee not to permit leap-frogging, the Committee decided not to recommend the reclassification of the site under reference as the surrounding area is not developed.

3. The recommendation of the Technical Committee is placed before the Authority for its decision.

C.No.R1/22727/2007

MEMBER-SECRETARY.

Agenda Item No.4.10

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.No.129/3 and 134/1 of Vichoor Village from Primary Residential use zone to Industrial use zone - Subject placed before the Authority for its decision.

Thiru G. Rajendran has applied for reclassification of land in S.No.129/3 and 134/1 of Vichoor Village from Primary Residential use zone to Industrial use zone to an extent of 1.38.00 Hectares (3.40 acres) to construct a steel industry. The request was placed before the Technical Committee on 14.10.2008. A copy of the note placed before the Technical Committee is annexed (Annexe.I).

2. The Technical Committee made the following recommendations:-

“In respect of proposal made for the lands in Survey No.129/3 and 134/1 of Vichoor Village into Industrial use zone, the committee recommended to reclassify the site under reference into Industrial use zone subject to obtaining NOC from TNPCB before publication in Tamil Nadu Government Gazette”.

3. As M/s R.S. Steel have submitted consent order No.616 dated from Tamil Nadu Pollution Control Board (Annex.II) for establishment of industry for manufacturing main product of TMT Rods 1800 T/M in S.No.129/3 of Vichoor village, the condition imposed by the Technical Committee that obtaining NOC from TNPCB before publication in the Tamil Nadu Government Gazette is complied for part of the site. The conditions imposed by the Tamil Nadu Pollution Control Board in the consent order are to be complied by the applicant at the stage of issue of Planning Permission. Further in respect of S.No.134/1 of Vichoor Village, as per the conditions stipulated by the Technical Committee, the NOC from TNPCB is to be obtained before publication in the Tamil Nadu Government Gazette.

4. The recommendation of the Technical Committee and note in Para No.3 are placed before the Authority for decision.

C.No.R1/3934/2008

MEMBER-SECRETARY.

5.01

AGENDA ITEM NO. 5.1

CMDA – R&A Division – Second Master Plan for CMA and Development Regulations approved by the Government – Delegation of Powers to Commissioner, Corporation of Chennai, Commissioner of Municipalities, Executive Officers of Town panchayats and Commissioners of Panchayat Unions within CMA – Communicated - Subject placed before Authority for ratification.

The Government in G.O.Ms.No.190, H&UD Dept., dated 02.09.2008 approved the Second Master Plan for Chennai Metropolitan Area (CMA) and it was notified in the Tamil Nadu Government Gazette as per G.O.Ms.No.191, H&UD Dept., on 02.09.2008. The Second Master Plan for CMA including the Development Regulations contained therein came into force from the date of publication of the Notification in the Tamil Nadu Government Gazette.

2. Earlier, considering the urgency and in anticipation of approval of Second Master Plan, necessary orders was obtained from the Chairman, CMDA well in advance on 25.03.2008 to communicate the same to the concerned Local Bodies falling within CMA. Accordingly and based on the approval of the Second Master Plan and Development Regulations, the member-Secretary as per Sub-section (3) of Section 9-C of T&CP Act 1971 has given Delegation of Powers to the Commissioner, corporation of chennai, Commissioners of Municipalities (14 Nos.), Executive Officers of Town Panchayats (19 Nos.) and the Commissioners of Panchayat Unions (10 Nos.) and the Presidents of the Village Panchayats within CMA (excluding (i) Valasaravakkam and Pammal Municipalities and Porur Town Panchayats and (ii) Nerkundram and Ramapuram Village Panchayats within Villivakkam Panchayat Union) and the same were communicated vide CMDA Proc.No.RT/5039/2008(A-D), dated 04.09.2008.

3. The above subject is placed before the Authority for ratification.

C.No.RT/5039/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 5.2

CMDA –Construction Wing - Circle-II – CMBT(M) – Renewal of lease period for the “Advertising and Landscaping in CMBT, Koyambedu” –Work order issued to M/s. Durga Arts, Chennai-17 for the period from 01.09.08 to 31.08.09 – Subject placed before the Authority for ratification – Reg.

A note placed before the Authority at its meeting on 26.10.2007 and A.R. No.300/2007 dated 26.10.2007 are enclosed for perusal. M/s. Durga Arts settled full lease amount of Rs.1,17,97,935/- with interest. The lease period was for one year (01.09.2007 to 31.08.2008).

2. Consequent on the verdict of the Supreme Court to remove the hoardings that are unauthorized or unlicensed and those that are hazardous or obstruct visibility, the Corporation officials entered CMBT on the night of 09.04.2008 and pulled down the hoardings erected on the premises of CMBT. Though the AEE, CMBT explained the position and the nature of property, the Corporation officials ignored the plea of AEE, CMBT and continued their job. Citing this incident M/s. Durga Arts requested CMDA to ensure the jurisdiction of CMDA at CMBT in order to run their business.

3. Member-Secretary, CMDA in his D.O. letter dated 11.04.2008 informed the Commissioner, Corporation of Chennai that advertisements in CMBT are done as per the direction of the Government with due approval of Authority, by collecting lease rent. The Commissioner, Corporation of Chennai was requested to instruct his officers not to interfere in the advertisements within CMBT which is duly authorized by the Authority supported by Government order.

4. Due to the action of Corporation of Chennai, some frames of hoardings were posing danger to Public safety. M/s. Durga Arts removed such structures as directed by CMDA.

5. M/s. Durga Arts informed that they suffered heavily due to the above action and quantified their losses as follows:-

- i) loss due to removal of structures Rs.2.31 Crores
- ii) loss of advertisement revenue due to removal of the above structures more than Rs.15.00 lakhs/month
- iii) loss due to destruction of electrical fittings and accessories on the hoardings and flex materials Rs.4.00 lakhs.

They further stated that they are losing the goodwill of their clients and new orders worth about Rs.19.00 lakhs were cancelled by their clients.

6. M/s. Durga Arts filed a W.P. in Madras High Court to restrain CMDA, Corporation, Collector, Chennai District for interfering with the continuation of hoardings and other display boards erected and maintained by them in CMBT till the final disposal of the case. The High Court has passed an order that status quo should be maintained.

7. The license was to expire on 31.08.2008. The Legal Cell of CMDA opined that in view of the High Court order to maintain status quo, nothing could be done in this matter till further orders. Hence entrusting the license on tender basis from 01.09.2008 was not possible.

8. The Agreement for the period 01.09.2007 to 31.08.2008 provides for renewal of lease on mutually agree terms, if the performance is satisfactory.

9. M/s. Durga Arts in their letter dated 11.08.2008 have appealed to the Hon'ble Minister and Chairman, CMDA to give their license for 9 years as per G.O.Ms.No.92 dated 03.07.2007 of MAWS Department to enable them to recover their losses.

10. Further in letter dated 13.08.2008, M/s. Durga Arts, have stated that their license is expiring on 31.08.2008 and requested Member-Secretary, CMDA to extend their license for one more year (01.09.2008 to 31.08.2009) with 5% increase on the annual lease amount of previous year, as was done in previous years. They stated that they would withdraw the pending case, on receipt of work order.

11. This request was examined. As per G.O.ms.No.291, dated 20.09.2005, the lease can be renewed with 7% increase in the 3rd year and the license should be for only 3 years. However, due to legal constraints the renewal has to be considered. Under these circumstances, the license was extended for one more year (01.09.2008 to 31.09.2009) subject to the following:

- i) Increase of 7% in lease amount over the existing lease amount with service tax.
- ii) M/s. Durga Arts would withdraw cases pending in the Courts.
- iii) CMDA paid Rs.14,58,225/- as Service tax. M/s. Durga Arts will repay this amount to CMDA with interest.

12. Now, M/s. Durga Arts have paid Rs.14,58,225/- plus interest to CMDA, towards the service tax already paid by CMDA.

13. M/s. Durga Arts have also withdrawn their writ petition No.13328 of 2008. The Madras High Court has permitted the withdrawal of the case and dismissed the petition as having been withdrawn.

14. The subject is placed before the Authority to ratify the above action.

AGENDA ITEM NO. 6.2

Establishment – CMDA – Promotion to the post of Draughtsman Gr-II – Relaxation of service experience - Subject placed before Authority for approval.

Tvl. P.R. Sankar and D. Srinivasan are presently serving as Draughtsman Gr-III with effect from 29.05.2003 and possess DCE qualification. They have requested to promote them as Draughtsman Grade-II by relaxing the service experience shortfall of about 2 months on the crucial date of 31st March 2008.

2. In Construction Wing of CMDA, there are 6 posts of Draughtsman Gr-II in the scale of pay of Rs.5500-175-9000 and the posts are filled up by deputation and as well as by promoting qualified staff from the category of Draughtsman Grade-III. But due to non availability of deputationists all the 6 posts are lying vacant and it has to be filled up departmentally.

3. The post of Draughtsman Grade-II is not covered by the approved Service Regulations and covered only by draft Service Regulations. Govt. in letter No.15366/UD(2)/04-14, dated 22.03.2007 have instructed that wherever the service conditions of the employees or provisions have not been made specifically in the existing regulations, the provisions as proposed in the draft service regulations and as approved by the Chennai Metropolitan Development Authority may be followed. The qualifications prescribed for promotion to the post of Draughtsman Gr-II as per draft service regulations and as approved by the Authority are as follows:

“Must possess DCE and must have served as Draughtsman Gr-III for not less than five years in CMDA.”

4. Tvl. P.R. Sankar and D. Srinivasan, Draughtsman Gr-III are educationally qualified for promotion but due to short fall in service experience of about 2 months with reference to crucial date of 31st March'08 they cannot be promoted as Draughtsman Grade-II and have to wait for one more year for promotion as Draughtsman Gr-II even though vacancies exist and with no other candidate qualified for promotion. In similar cases the Authority in A.R. No.141/02 dated 08.08.2002 and in A.R.No.128/2007, dated 05.06.2007 have approved relaxation proposals of service experience of 1 month & 15 days and 15 days respectively on the crucial date of 31st March for promotion of A.E. as

6.06

A.E.E. On the same lines it is proposed to relax the shortfall of service experience of about 2 months on the crucial date on 31st of March 2008 to Tvl. P.R. Sankar and D. Srinivasan, Draughtsman Gr-III and to promote them as Draughtsman Gr-II.

4. The above proposal is placed before Authority for approval.

C.No.E6/14867/2008

MEMBER-SECRETARY.

6.13

AGENDA ITEM NO. 6.4 **Establishment – CMDA – Technical Staff Association – Extension of recognition – Subject placed before the Authority for approval.**

The Authority in A.R.No.31/95, dated 14.03.1995, granted recognition to the CMDA Technical Staff Association for a period of 2 years. Subsequently extension of recognition to the Association was periodically extended by the Authority and the Authority in A.R.No.189/2004, dated 12.10.2004 extended the recognition for a further period of 3 years from 25.09.2004.

2. Now the President, CMDA Technical Staff Association has requested to grant extension of recognition for a further period of 3 years. The request of the Association was examined carefully. The Association has not violated any of the conditions on which the recognition was granted and as such further extension is permissible to CMDA Technical Staff Association as per rules.

3. Hence, it is proposed to extend the recognition for a further period of three years from 26.09.2007 on the existing conditions laid down in G.O.Ms.No.929, H&UD Dept., dated 22.06.1983 (copy enclosed).

4. The above proposal is placed before the Authority for approval.

C.No.E1/8114/2008

MEMBER-SECRETARY.

6.21

AGENDA ITEM NO. 6.5

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

As per Section VIII of CMDA Service Regulations approved by Government in G.O.Ms.No.210 (H&UD) dated 26.02.1980, all retirement benefits such as pension, gratuity, surrender leave salary etc., applicable to Government servants from time to time will be applicable to employees of the Authority. Based on this provision all benefits on par with Government servants are being extended to CMDA employees at the time of retirement. Government in G.O.Ms.No.488, Finance (Pen.) Department dated 12.08.1996 have issued orders permitting 90 days' encashment of UEL on private affairs to the Government servants. This benefit at the time of retirement was also extended to CMDA and was in vogue till 31.03.2003.

2. The Local Fund Audit while clearing a retirement proposal citing Finance (BPE) Lr.No.21494/BPE/2003-1 dated 11.4.03, have objected for the above encashment on the grounds that the benefit is applicable only to Government employees and CMDA being a Public Sector Undertaking/Board is not entitled for this benefit and desired that specific approval from Government has to be obtained to extend this benefit. Hence the encashment of UEL on PA was stopped to the employees retired from 01.04.2003 onwards. Subsequently Government in G.O.Ms.No.409 Finance (Pen.) Department dated 31.07.2004 have issued revised orders restoring all benefits which were withheld earlier and the Authority in A.R.No.155/05 dated 06.07.2005 resolved to adopt the G.O. to CMDA. But despite the clearance by the Authority the L.F. Audit insisted for specific Government approval for payment of encashment of UEL on PA at the time of retirement. Accordingly Government were addressed for orders permitting this office to restore the payment of encashment of UEL on PA which was in force till 31.03.2003 on the grounds that as CMDA employees were enjoying this benefit ever since its introduction and also other Boards such as TNSCB/CMWSSB have extended the benefit even though they come under the purview of PSU/Board. Orders of Government are still awaited. The employees of this office retired after 01.04.2003 are making frequent and fervent appeal to this office/Government for payment of the encashment of UEL on private affairs which could not be sorted out for want of Government orders.

3. In the meantime the Government in Finance (BPE) Department Lr.No.37568/BPE/2006, dated 28.01.2008 have issued orders extending the scheme of encashment of UEL on private affairs to PSUs/Statutory Boards etc., from 28.01.2008 onwards.

4. It is proposed to adopt the Government orders dated 27.01.2008 and allow the employees who retire on or after 28.01.2008 to avail the encashment of UEL benefit in the first instance pending issue of Government orders permitting this office to restore the encashment benefit to all employees retired from 01.04.2003.

5. The above proposal is placed before the Authority for approval.

C.No.E1/17374/2008

MEMBER-SECRETARY.

6.23

AGENDA ITEM NO. 6.6

Estt. – CMDA – Employees Special Medical Fund – Meeting the expenditure from Planning & Development Fund – Subject placed before Authority for approval.

The Government in G.O.Ms.No.18, Finance (All) Dept., dated 09.01.1992 implemented the Tamilnadu Government Employees Health Fund Scheme to provide financial assistance to Government employees and their family members for major surgeries. Based on the Government Orders, the Authority in A.R.No.155/95, dated 16.11.1995 approved the constitution of “CMDA Employees Special Medical Welfare Fund” (Health Fund) to render financial assistance to the employees of the Authority and their family members to a maximum extent of Rs.1,00,000/- or actual cost of treatment whichever is less to meet out the expenditure for major surgeries like kidney transplantaion, heart surgery etc. The Authority also resolved that the fund will be operated on self financing basis and any shortfall to the fund will be met by diverting an equal amount from the Planning and Development Fund on a temporary basis which will be reimbursed from the future collections of the health fund. Initially the contribution was fixed at Rs.10/- p.m. and later on enhanced to Rs.30/- p.m.

2. In the beginning, the medical expenses were met out from the health fund collections itself and as more and more applications were received for assistance under the scheme, temporary diversion from P&D Fund was made frequently. The year wise details of collections made from the inception of the fund and the expenditure incurred are tabulated as follows:

Year	Subscription Rs.	Expenditure Rs.
1995-1996	28,780	Nil
1996-1997	85,610	1,75,137
1997-1998	85,440	1,46,081
1998-1999	85,860	2,98,834
1999-2000	84,760	4,84,869
2000-2001	83,760	1,65,902
2001-2002	1,65,270	1,95,822
2002-2003	2,28,075	2,50,559
2003-2004	2,41,745	3,85,440
2004-2005	2,38,465	2,61,519
2005-2006	2,35,830	4,14,547
2006-2007	2,29,850	1,66,992
2007-2008	2,37,150	3,20,798
2008-2009 (till 31.5.08)	71,630	2,25,000
		34,91,500
	21,02,225	
Excess expenditure (-)		13,89,275
(-) Cash book balance as on 13.07.08		4397
		13,84,878

It may be seen from the above data that a sum of Rs.13,84,878/- has been incurred in excess of the collection to the fund, which was met out from the Planning and Development Fund.

3. As the collections to the fund was meagre, the applications received from the employees could not be settled then and there and kept pending for want of sufficient funds in health fund and as on 31.05.2008 eligible claims amounting to Rs.4,64,042/- is pending for settlement.

4. Recently, Government have introduced a New Health Insurance Scheme (NHIS) for the employees of the Government Departments/Public Sector Undertakings etc. As the scheme is mandatory the Authority in A.R.No.121/2008, dated 29.07.2008 adopted the new scheme with effect from 01.06.2008 onwards. Accordingly subscription at Rs.25/- p.m. from all employees has commenced with effect from 01.06.2008 and the scheme became operational.

5. In view of the above new scheme, the CMDA Special Medical Welfare Fund Scheme (Health Fund Scheme) has become obsolete. However, the claims received from the employees up to 31.05.2008 i.e. the period up to which the CMDA Special Medical Welfare Fund was in vogue have to be settled. Since the subscription to the above health fund has been stopped, we are left with no other option except to meet the expenditure from the revenue income of CMDA. The issue was discussed with Deputy Director, L.F. Audit and it was suggested that the expenditure of Rs.4,64,042/- may be incurred by suitably increasing the current year budget provision of 'Medical Reimbursement Expenditure', since the scheme has been wound up.

6. As the CMDA Employees Special Medical Welfare Fund has become defunct, it is proposed to meet the pending bills totaling Rs.4,64,042/- from the revenue income generated by CMDA and the following proposal is submitted for approval.

- a) Since the "Staff Welfare Medical Health Fund" is defunct now, the excess expenditure of Rs.13,84, 878/- incurred by way of temporary diversion from P&D Fund of CMDA till 31.05.2008 may be treated as revenue expenditure incurred out of the revenue generated in the respective years instead of temporary diversion from P&D Fund
- b) In order to incur the pending claim of Rs.4,64,042/- received under the old health fund scheme, additional provision of Rs.4,64,042/- may be made under the head of account "Medical Reimbursement" in Revised Estimate 2008-2009.

CONFIDENTIAL

AGENDA ITEM NO. 6.7

CMDA – Departmental action against Thiru Tvl. C.S. Murugan, DP & Others – Report of the Inquiry Officer – Subject placed before Authority for decision.

The Government in G.O.(2D)No.50, H&UD Dept., dated 15.06.2006 (copy enclosed) have issued remittal orders directing this office to initiate departmental action against Tvl. C.S. Murugan, Deputy Planner and 5 others for certain allegations in issuing Planning Permission for construction of Multi-Storeyed residential complex comprising 144 flats in S.No.43/1 of Manapakkam Village. Accordingly, charges have been framed against Tvl. C.S. Murugan, D.P. (then AP), R.K. Ganeshan, S.P. (then DP), R. Sivasubramanian, CP (then SP), A. Krishnakumar, AP, S. Kumanan, D.P. and B.S. Ravindran, S.P. (AO1 to AO6). Thiru N.V. Rakhunath, the then Member-CP since retired was appointed as Inquiry Officer and he has completed the inquiry, and submitted his report (copy enclosed). In his report the I.O. has come to the conclusion that the charges against all the Accused Officers (AOs) except Thiru A. Krishnakumar, AP (AO4) are not held proved. In the case of Thiru A. Krishnakumar, AP (AO4) the I.O. has opined that there is some dereliction of duty and part of the charge “that he failed to take note of the show cause notice/demolition notice issued earlier to the building” is proved. The findings of the Inquiry Officer against the AOs and the competent authority to take decision on the Inquiry Officer’s report are annexed.

2. As per Section V (3) of CMDA Service Regulations approved by Government in G.O.Ms.No.210, H&UD Dept., dated 26.02.1980 the appointing authority shall be the competent authority for disciplinary proceedings. As per Proc.No.E1/40516/81, dated 05.01.1982 relating to constitution of Selection Committee for panel preparation/appointment to various posts, the Authority is the appointing authority for the posts of SP and above and Member-Secretary is the appointing authority for the post of DP and below. Even though, Member-Secretary is the appointing authority for the post of DP and he can take a decision on the findings of the I.O. as disciplinary authority, the report of the I.O. is placed before the Authority for a decision since for other Accused Officers, Authority is the disciplinary authority and is competent to take a decision.

3. Accordingly the Inquiry Report is placed before the Authority for taking a decision.

C.No.E1/11414/2006

MEMBER-SECRETARY.

MINUTES OF THE 227TH AUTHORITY MEETING HELD ON 22.10.2008 AT 11.00 a.m. IN THE CONFERENCE HALL OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, THALAMUTHU-NATARAJAN BUILDING, EGMORE, CHENNAI - 600 008.

THE FOLLOWING WERE PRESENT:

CHAIRMAN

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

MEMBERS

People's Representatives and Non-Official Members:

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

Officers:

1. TMT. SUSAN MATHEW, I.A.S.,
Vice-Chairperson, CMDA.
2. THIRU VIKRAM KAPUR, I.A.S.,
Member-Secretary, CMDA.
3. THIRU J. VENKATESAN,
Joint Secretary to Govt.,
Finance Department,
Fort St. George,
CHENNAI-600 009.
(NOMINEE OF SECRETARY TO GOVT, FINANCE)
4. TMT. A. EVANGELINE,
Joint Chief Architect to Government,
Chepauk,
Chennai – 600 005.

SPECIAL INVITEE

**THIRU V. ROHIT KUMAR,
Selection Grade Asst. Engineer,
Tamil Nadu Pollution Control Board,
Chennai.**

LEAVE OF ABSENCE:

1. **THIRU R. SELLAMUTHU, I.A.S.,
Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George, Chennai – 600 009.**
2. **THIRU SUNIL PALIWAL, I.A.S.,
Managing Director, CMWSSB
Chennai-600 002.**
3. **THIRU M.F. FAROOQUI, I.A.S.,
Secretary to Government,
Industries Department,
Fort St. George,
CHENNAI-600 009.**
4. **THIRU DEBENDRANATH SARANGHI, I.A.S.,
Secretary to Government,
Transport Department,
Fort St. George, Chennai – 600 009.**
5. **THIRU RAJESH LAKHONI, I.A.S.,
Commissioner,
Corporation of Chennai,
Chennai-600 003.**
6. **THIRU ASHOK DONGRE, I.A.S.,
Commissioner,
Town and Country Planning,
Anna Salai, Chennai – 600 002.**
7. **THIRU V. SHANMUGASUNDARAM,
Joint Director of Town and
Country Planning,
Anna Salai, Chennai-600 002.**
7. **THIRU A. KABEER AHMED, B.E.,
Chief Engineer (General),
Highways and Rural Works
Department, CHENNAI-600 005.**
8. **Thiru S.R. Raja, M.L.A.**

AGENDA ITEM NO. 1.1 – A.R. NO.164/2008

**CMDA – Minutes of the CMDA meeting held on 29.07.2008 –
Subject placed before the Authority for confirmation.**

RESOLUTION

CONFIRMED.

AGENDA ITEM NO. 2.1 – A.R. NO.165/2008

CMDA – Action taken on the minutes of the CMDA meeting held on 29.07.2008 – Subject placed before the Authority for information.

RESOLUTION:

RECORDED.

AGENDA ITEM NO. 2.2 – A.R. NO.166/2008

CMDA – Area Plans Unit – Transitory provision for dealing with PPAs pending on 02.09.2008 – Amendments to Development Regulations – Sent to Government – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.3 – A.R. NO.167/2008

CMDA – Master Plan Unit – Second Master Plan for Chennai Metropolitan Area 2026 approved by the Government – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 3.1 – A.R. NO.168/2008

CMDA – ADU – I&SM at Sathangadu – Land Acquisition – Private land – Enhanced land compensation – Court Deposit – Subject placed before Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal of payment of enhanced compensation as proposed and for making an additional provision of Rs.650 lakhs in the Revised Estimate 2008-09 for incurring this expenditure.

AGENDA ITEM NO. 3.2 – A.R. NO.169/2008

CMDA – APU – A-Channel – PP Application for the proposed construction of GF + FF residential building with two dwelling units at Door No.2, Ellappan Street 1st Lane, Pudupet, Chennai-2 in R.S.No.1202, Block No.44 of Egmore Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.3 – A.R. NO.170/2008

CMDA – APU – A-Channel – PP Application for the proposed additional construction of GF + FF to the existing Ground Floor residential building with four dwelling units at Plot No.8, New Door No.61, Old Door No.25, Avvai nagar Main Road, Thiruvanmiyur, Chennai-600 041 in S.No.89/2 of Thiruvanmiyur Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.4 – A.R. NO.171/2008

CMDA – APU– A-Channel – Planning Permission Application for the proposed construction of Stilt + 2 Floors residential building with two dwelling units at Plot No.25, Raja Srinivasa Nagar 1st Cross Street, Thiruvanmiyur, Chennai-41 in T.S.No.34, Block No.58, comprised in S.No.178/7 of Thiruvanmiyur Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.5 – A.R. NO.172/2008

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Ground Floor + First Floor residential and office building with two dwelling units at Plot No.26, Door No.5, Leith Castle South Street, Santhome, Chennai-28 in R.S.No.4573/54, Block No.101 of Mylapore Village – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.6 – A.R. NO.173/2008

CMDA – APU – B Channel (South) PPA for the proposed construction of Stilt + 4 floors residential building with 4 dwelling units at Plot No.17, D.No.9, 5th Avenue, Besant Nagar, R.S.No.12 part, T.S.No.17, Block No.16 of Urur Village - Site lies in CRZ-II Area - Subject placed before the Authority for its decision on the clearance from CRZ angle.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.7 – A.R. NO.174/2008

CMDA – APU – ‘C’ Channel - Proposed construction of Ground Floor + 3 Floors – Matriculation School building at S.No.185, 186 part, T.S.No.96/20, Block No.13, of Thiruvottiyur Village - Site lies in CRZ-II area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.8 – A.R. NO.175/2008

CMDA – Area Development Unit - F.A. Division - Fixing of price and allotment policy for the year 2008-09 for plots and shops at Maraimalai Nagar, Manali, KWMC, MBTT and I&SM - Subject placed before the Authority for approval.

RESOLUTION

Chairman, CMDA and some Members expressed reservations about making allotment through bid-cum-auction procedure, as it may pose problems and felt that the existing procedure of allotment by drawal of lots be continued. The Authority after detailed deliberations, resolved to follow the existing procedure of allotment by drawal of lots at the revised rates as proposed.

AGENDA ITEM NO. 3.9 – A.R. NO.176/2008

CMDA – CW – Circle-II – CMBT – Tender for the work of “Construction of double level basement parking for two wheelers in CMBT, Koyambedu, Chennai-107” – Report of Tender Scrutiny Committee – Subject placed before the Authority for its decision.

RESOLUTION

The Authority noted that this is the third tender call for this work and the response has been poor in all the calls. Since it is a double level basement, considerable bailing of water is involved, given the soil condition as per the technical opinion. The Authority agreed that the bus terminus functions round the clock and the contractor would have to resort to work at odd hours and amidst heavy traffic, resulting in expenditure much above the normal rates. Also that the market is volatile and prices are increasing day by day. It took note of the views of some members that it has been the experience in all departments that adequate number of contractors are not participating in tenders for civil works and even if they participate, they are quoting very high rates when compared to departmental rates. Further, there is every likelihood that a re-tender may result in still higher quotes. The Authority also examined the other option, viz. implementation of the work on BOT basis and accepted the view that given the long pay back period at existing tariff levels, there may not be adequate response, leading to further delay in the project, which would not be in public interest.

Taking note of the above facts the Authority resolved to accept the tender of M/s. ECCI, Chennai for Rs.14,07,82,473/- plus service tax. It also resolved to request Government for revised Administrative sanction though the authority has full powers to accord such sanction. Pending receipt of the Government orders, it resolved to commence the work at the above rate.

AGENDA ITEM NO. 3.10 – A.R. NO.177/2008

CMDA – CW – Execution of work – Evolving a Codal procedure - Subject placed before the Authority for its decision.

RESOLUTION

After detailed deliberations the Authority resolved that the existing practice followed by CMDA may be continued and to inform Government accordingly.

AGENDA ITEM NO. 3.11 – A.R. NO.178/2008

CMDA – Area Plans Unit – Planning Permission for the proposed construction of Stilt parking floor + 4 floors residential building with 8 dwelling units at Plot No.19, D.No.5, Dr. Subbarayan Salai, Marwari Thottam in old S.No.1119 & 1134, R.S.No.3564/3 & 6, Block No.21 of Mylapore Village - Site falls in CRZ-II Area - Subject placed before the Authority for its decision.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.12 – A.R. NO.179/2008

CMDA – Enforcement Cell – Construction of MSB IT Building by TIDEL Park – Completion Certificate issued – Return of Bank Guarantee and refund of Display Deposit for the building and Display Board - Subject placed before Authority for decision.

RESOLUTION

The Authority resolved to return the Bank guarantee for an amount of Rs.1.25 Crores and refund of Display Board Deposit of Rs.10000/- to M/s. TIDEL Park Ltd.

AGENDA ITEM NO. 3.13 – A.R. NO.180/2008

CMDA – Master Plan Unit – Transfer of Development Rights under Development Regulations for CMA – Proposed guidelines - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and to forward the guidelines to Government. Further the Authority also resolved to address Government in Commercial Taxes Department for stamp duty exemption for gifting the land in favour of CMDA for public purpose as stated in the proposal.

AGENDA ITEM NO. 3.14 – A.R. NO.181/2008

CMDA – ADU – New Town-II Division – Iron and Steel Market at Sathangadu – Shifting of Traders from G.T. Area – Waiver of Maintenance Charge – Subject placed before Authority for decision.

RESOLUTION

The Authority accepted the recommendation of the Monitoring Sub-Committee and resolved to waive the maintenance charges upto 31.03.2008 and that revised maintenance charges @ Rs.75/- per month per ground may be collected from the traders from 01.04.2008 onwards. It also resolved to capitalise the expenditure on maintenance upto 31.03.2008 and take it into account while fixing the price of unsold plots.

AGENDA ITEM NO. 3.15 – A.R. NO.182/2008

CMDA – Regularisation Scheme – Monitoring Committee – Recommendations on Less Stringent Measures for Residential Multi-Storeyed Buildings and Special Buildings – Recommendations of the Authority constituted Sub-Committee – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the recommendations of the Sub-Committee and send proposals to Government accordingly.

AGENDA ITEM NO. 3.16 – A.R. NO.183/2008

CMDA – Master Plan Unit – Development Regulations under SMP – Proposed guidelines for Premium FSI – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal and to forward the guidelines to Government for approval.

AGENDA ITEM NO. 4.1 – A.R. NO.184/2008

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.446/1A, 1B, 2B, 3B1B, 3B2 & 3B3 of Ayanambakkam Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Primary Residential use zone.

AGENDA ITEM NO. 4.2 – A.R. NO.185/2008

Metropolitan Development – MP – CMA – Variation to land use – R.S.Nos.2085/3 & 5, Block No.42 of Mylapore Village from Institutional use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Primary Residential use zone.

AGENDA ITEM NO. 4.3 – A.R. NO.186/2008

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.365, 366/1, 2A, 2B, 2C, 3, 367 of Nedungundram Village from Primary Residential use zone to Institutional use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Institutional use zone subject to the condition that NOC from TNPCB should be furnished before publication in the Tamilnadu Government Gazette.

AGENDA ITEM NO. 4.4 – A.R. NO.187/2008

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.255/1, 256 & 262/2 of Mangadu Village from Primary Residential use zone to Commercial use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Commercial use zone subject to the condition that NOC from Director of Fire Service and NOC from TNPCB are to be obtained at the stage of issue of Planning Permission.

AGENDA ITEM NO. 4.5 – A.R. NO.188/2008

Metropolitan Development – MP – CMA – Variation to land use – S.No.713, Block No.18 of Vepery Village from Institutional use zone to Mixed Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Mixed Residential use zone.

AGENDA ITEM NO. 4.6 – A.R. NO.189/2008

Metropolitan Development – MP – CMA – Variation to land use – S.No.316/2, 317 and 318 of Thirumazhisai Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority deliberated on the Technical Committee's recommendations and resolved to reclassify the site under reference into Primary Residential use zone taking into consideration the existence of Primary Residential use classified sites in the vicinity and subject to the conditions stipulated by Public Works Department.

AGENDA ITEM NO. 4.7 – A.R. NO.190/2008

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.675/1, 678/2, 683/1B of Ayanambakkam Village from Agricultural use zone to Primary Residential use zone - Subject placed before the Authority for decision.

RESOLUTION

The Authority deliberated on the Technical Committee's recommendations and resolved to reclassify the site under reference into Primary Residential use zone taking into consideration the existence of Primary Residential use classified sites in the vicinity.

AGENDA ITEM NO. 4.8 – A.R. NO.191/2008

Metropolitan Development – MP – CMA – Variation to land use – S.Nos.1497, 1499/1B 1C, 1501/1, 2, 3, 1502/2, 1506, 1507/2, 1508/1, 1508/2, 1509, 1516, 1517, 1518, 1519, 1520/2, 1522, 1530, 1531/1, 2, 3, 4, 5, 6, 1532/1, 2, 1533/1, 2 and 1546 of Vallur Village from Primary Residential use zone to Industrial use zone - Subject was placed before the Authority and referred to Government for suitable decision – Government have communicated their decision – Variation Notification published in the TNGG – Submitted for information.

RESOLUTION

RECORDED

AGENDA ITEM NO. 4.9 – A.R. NO.192/2008

Metropolitan Development – Master Plan – CMA – Variation to land use – S.No.574/1, 575, 576, 597/1B and 597/2 of Ayanampakkam village from Agricultural Use Zone to Primary Residential Use Zone – Subject placed before the Authority for decision.

RESOLUTION

The Authority deliberated on the Technical Committee's recommendations and resolved to reclassify the site under reference into Primary Residential use zone taking into consideration the existence of Primary Residential use classified sites in the vicinity, the type and width of the abutting road and subject to the conditions stipulated by Public Works Department.

AGENDA ITEM NO. 4.10 – A.R. NO.193/2008

Metropolitan Development – Master Plan – CMA – Variation to land use – S.No.129/3 and 134/1 of Vichoor Village from primary Residential use zone to Industrial use zone – Subject placed before the Authority for decision.

RESOLUTION

The Authority resolved to reclassify the site under reference into Industrial use zone subject to the condition that NOC from TNPCB should be obtained in respect of S.No.134/1 of Vichoor Village before publication in Tamilnadu Government Gazettee and the conditions stipulated by TNPCB in the consent order are to be complied at the stage of issue of planning permission.

AGENDA ITEM NO. 5.1 – A.R. NO.194/2008

CMDA – R&A Division – Second Master Plan for CMA and Development Regulations approved by the Government – Delegation of Powers to Commissioner, Corporation of Chennai, Commissioner of Municipalities, Executive Officers of Town Panchayats and Commissioners of Panchayat Unions within CMA – Communicated - Subject placed before Authority for ratification.

RESOLUTION

RATIFIED. The Chairman, Pammal Municipality and Member represented to Chairman, CMDA to restore powers to Pammal Municipality hitherto withheld. The Authority considered the request and resolved to delegate powers to Pammal Municipality as done for other Municipalities.

AGENDA ITEM NO. 5.2 – A.R. NO.195/2008

CMDA –Construction Wing - Circle-II – CMBT(M) – Renewal of lease period for the “Advertising and Landscaping in CMBT, Koyambedu” –Work order issued to M/s. Durga Arts, Chennai-17 for the period from 01.09.08 to 31.08.09 – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1 – A.R. NO.196/2008

Establishment – CMDA – Planning Service – Filling up of the post of DP/PA Gr.II – Subject placed before Authority for approval.

RESOLUTION

After detailed deliberation, the Authority resolved to address Government for orders to permit CMDA to fill up the posts of Deputy Planner/Planning Assistant Grade-II by promotion based on draft service regulations.

AGENDA ITEM NO. 6.2 – A.R. NO.197/2008

Establishment – CMDA – Promotion to the post of Draughtsman Gr-II – Relaxation of service experience - Subject placed before Authority for approval.

RESOLUTION

The Authority resolved to approve the relaxation proposal.

AGENDA ITEM NO. 6.3 – A.R. NO.198/2008

Establishment – CMDA – Preparation of panel for promotion to the post of Superintending Engineer – Recommendation of Administrative and Finance Committee - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the recommendations of the Administrative and Finance Committee.

AGENDA ITEM NO. 6.4 – A.R. NO.199/2008

Establishment – CMDA – Technical Staff Association – Extension of recognition – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to extend the recognition of the Technical Staff Association for a further period of 3 years from 26.09.2007.

AGENDA ITEM NO. 6.5 – A.R. NO.200/2008

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

RESOLUTION

The Authority resolved to extend the benefit of encashment of UEL on private affairs from January'2008 onwards and to address Government for approval to extend the benefit to the retired employees from 01.04.2003 to 31.12.2007.

AGENDA ITEM NO. 6.6 – A.R. NO.201/2008

Estt. – CMDA – Employees Special Medical Fund – Meeting the expenditure from Planning & Development Fund – Subject placed before Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal as proposed in the note.

AGENDA ITEM NO. 6.7 – A.R. NO.202/2008

CMDA – Departmental action against Tvl. C.S. Murugan, DP & Others – Report of the Inquiry Officer – Subject placed before Authority for decision.

RESOLUTION

The Authority as disciplinary Authority accepting the findings of the Inquiry Officer resolved to drop further action in respect of Tvl. R. Sivasubramanian (CP), B.S. Ravindran (SP) and R.K. Ganeshan (SP) The Authority requested Member-Secretary to take a decision on the findings of the Inquiry Officer against Tvl. S. Kumanan (DP), C.S. Murugan (DP) and A. Krishnakumar(AP) as Disciplinary Authority.

MEMBER-SECRETARY.

VICE-CHAIRPERSON.

CHAIRMAN.