

AGENDA ITEM NO. 1.1

CMDA – Minutes of the CMDA meeting held on 22.10.2008 – Subject placed before the Authority for confirmation.

AGENDA ITEM NO. 1.1

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

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

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

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

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 for 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

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

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

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

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

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

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

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

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.

1.05

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

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

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

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 Display Board Deposit of Rs.10000/- to M/s. TIDEL Park Ltd.

AGENDA ITEM NO. 3.13

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

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

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

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

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

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

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

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

Metropolitan Development – MP – CMA – Variation to land use – S.No.713, Block No.18 of Veperiy 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

2.01

AGENDA ITEM NO. 2.1

CMDA – Action taken on the minutes of the CMDA meeting held on 22.10.2008 – Subject placed before the Authority for information.

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.

RESOLUTION

The Authority resolved to approve the proposal for 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.

ACTION TAKEN

Orders sanctioning enhanced compensation issued in Proc.No.S1/11297/93, dated 03.10.2008.

AGENDA ITEM NO. 3.2

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.

ACTION TAKEN

Development Charges advice sent to the applicant on 17.12.2008.

AGENDA ITEM NO. 3.3

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.

ACTION TAKEN

Proposal withdrawn by the applicant on 12.12.2008.

AGENDA ITEM NO. 3.4

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.

ACTION TAKEN

Proposal withdrawn by the applicant on 11.12.2008.

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.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Development Charges advice sent to the applicant on 10.12.2008.

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.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Development Charges advice sent to the applicant on 16.12.2008.

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.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Sub-Registrar (North) has been addressed for guideline value to calculate Development Charge and other charges in letter No.C4/6307/07, dated 22.12.2008.

AGENDA ITEM NO. 3.8

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.

ACTION TAKEN

Revised price details communicated to Allotment Division. Issue of advertisement is under process.

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.

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.

2.05

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.

ACTION TAKEN

Work order issued to M/s. ECCI Ltd. in letter No.SEII/CW/DB/F.3250(3)/07, dated 14.11.2008.

Govt. have been addressed for revised Administrative sanction in letter No.SEII/CW/DB/F.3250(3)/07, dated 06.11.2008.

AGENDA ITEM NO. 3.10

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.

ACTION TAKEN

Decision of the Authority intimated to Govt. in letter No.SEI/CW/PAIV/3905/2005, dated 28.11.2008.

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.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

ACTION TAKEN

Development Charges advice sent to the applicant on 18.12.2008.

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.

RESOLUTION

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

ACTION TAKEN

Original Bank Guarantee returned to TIDEL Park Ltd. in letter No.F5/15310/2006, dated 12.11.2008. Action has been initiated to refund the Display Board Deposit of Rs.10,000/- in file No.ES2/15098/98.

AGENDA ITEM NO. 3.13

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.

ACTION TAKEN

Guidelines relating to transfer of Development Rights (TDR) have been sent to Govt. in D.O. letter No.C1/17883/08, dated 04.11.2008 for approval.

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.

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.

ACTION TAKEN

The collection of maintenance charges @ Rs.75/- per month per ground commencing from 01.04.2008 has been effected.

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.

RESOLUTION

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

ACTION TAKEN

Recommendations of the Sub-Committee have been sent to Govt. in letter No.B6/2794/07, dated 11.11.2008.

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.

RESOLUTION

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

ACTION TAKEN

Guidelines relating to the premium FSI have been sent to Govt. in letter No.C1/17440/08, dated 05.11.2008 for approval.

AGENDA ITEM NO. 4.1

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.

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.2

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.

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.3

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.

ACTION TAKEN

NOC has been called for from TNPCB vide letter No.R1/21774/2007, dated 15.12.2008.

AGENDA ITEM NO. 4.4

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.

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.5

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.

2.10

RESOLUTION

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

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.6

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.

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.7

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.

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.9

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.

ACTION TAKEN

Variation Notification has been sent to Government Press for publication in Tamil Nadu Govt. Gazette.

AGENDA ITEM NO. 4.10

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.

ACTION TAKEN

Variation Notification has been published in Tamil Nadu Govt. Gazette dated 26.11.2008.

AGENDA ITEM NO. 6.1

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.

ACTION TAKEN

Government have been addressed in letter No.E1/15979/2008, dated 11.11.2008.

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.

RESOLUTION

The Authority resolved to approve the relaxation proposal.

ACTION TAKEN

Promotion orders issued in Proc.No.E6/14867/08, dated 10.12.2008.

AGENDA ITEM NO. 6.3

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.

ACTION TAKEN

Promotion orders issued in Proc.No.E2/12219/08, dated 01.12.2008.

AGENDA ITEM NO. 6.4

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.

ACTION TAKEN

Extension of recognition issued in Proc.No.E1/8114/2008, dated 06.11.2008.

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.

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.

ACTION TAKEN

Encashment of UEL on Private Affairs has been extended to the employees of CMDA retired from January 2008 onwards and Government have been addressed for extension of the benefit to the employees retired between 01.04.2003 to 31.12.2007 in letter No.E1/17374/2008, dated 21.11.2008.

AGENDA ITEM NO. 6.6

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.

ACTION TAKEN

Authority's decision communicated vide U.O. Note No.E1/603/2008, dated 05.11.2008.

AGENDA ITEM NO. 6.7

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.

ACTION TAKEN

Final orders dropping departmental action against Thiru C.S. Murugan and 5 others have been issued in Proc.No.E1/11414/2008, dated 06.11.2008 and 28.11.2008.

2.15

AGENDA ITEM NO. 2.2

CMDA – Audit Report and the Annual Accounts of CMDA for the year 2007-2008 – Received from the Chief Auditor of Statutory Boards – Subject placed before the Authority for information and adoption.

As per the instructions contained in G.O.Ms.No.839, Housing and Urban Development Department dated 16.12.1994, the Audit Report and the Audited Annual Accounts of the Chennai Metropolitan Development Authority have to be placed before the Authority and sent to Government on or before 31st December every year. It is specified therein that the Audited Annual Accounts and Audit Report shall be placed before the Legislature on or before 28th February when legislature is in session and if not in session, in the session immediately following:

2. The Annual Accounts for the year 2007-08 pertaining to the Chennai Metropolitan Development Authority were finalised in June 2008 and furnished to Auditors on 20.6.2008. The Office of the Chief Internal Auditor and Chief Auditor commenced audit and submitted the Audit Report for 2007-08 and the Audited Annual Accounts to this Office on 31.10.2008.

3. The financial performance for 2007-08 is detailed below :

a) As against the B.E. of Rs.302.73 crores in respect of revenue (excluding inter office transfer and investment realised) the Authority's actual receipt was Rs.311.96 crores (excluding inter office transfer and investment realised) i.e. with an increase of Rs.9.23 crores. The major items contributing for this increase is listed below:-

(Rs. in crores)

Details	Budget Estimate	Actuals	Difference
Receipts – Ordinary	68.25	67.90	(-) 0.35
Receipts – Capital Development charges and Open Space Reservation charges	42.00	51.15	(+) 9.15
Sale of land and building including I.D.	16.00	21.86	(+) 5.86
Regularisation fee – Special	2.50	Nil	(-) 2.50

2.16

- i) There is a marginal reduction of Rs.0.35 crores under Receipts Ordinary. This is mainly due to decrease of Rs.0.62 crores in forfeiture of Security Deposit on account of deviations to the approved plan and increase in the collection of plan scrutiny charges amounting to Rs.0.52 crores, interest receipt etc.
- ii) There is an increase in the collection of Development Charges and Open Space Reservation charges to the extent of Rs.9.15 crores due to processing and issue of more Planning Permissions in respect of Multi-storeyed and I.T. Building etc.
- iii) The Allotment Division has taken more initiative to improve the arrear collections and sale of developed plots / shops and this has resulted in an additional collection of nearly Rs.5.86 crores. The bulk settlement made by Maraimalai Nagar Industrial Plot allottees and RBH / Plot allottees resulted in exceeding the B.E. target.

b) As against the budgeted expenditure of Rs.225.11 crores (excluding inter office transfer and investment made) the actual expenditure is Rs.183.47 crores (excluding inter office transfer and investments made) i.e. with a savings of Rs.41.64 crores. This is reflected under following major heads:-

(Rs. in crores)

Details	BE	Actual	Difference
Establishment & Contingencies	36.44	63.77	(+) 27.33
Land Acquisition and Development expenditure	19.38	12.80	(-) 6.58
MRTS & Metro Rail	80.94	10.84	(-) 70.10
Deposits and Advances	86.53	90.95	(+) 4.42

- i) There is an increase of Rs.27.33 crores under the Establishment and Contingencies during the Financial year. This is mainly due to payment of a sum of Rs.30 crores to Metro Rail Corporation for the Metro Rail Project in Chennai as contribution of CMDA as per the orders of the Govt. in G.O.Ms.No.73, H&UD Department dated 25.3.2008 and the Authority's approval in A.R.No.63/2008 dated 28.4.2008. There is a saving of Rs.1.84 crores in other Establishment expenditure.

- ii) **The reduction in expenditure under the Land Acquisition and Development works is mainly due to delay in passing the award for Outer Ring Road project and poor response for the tenders called for in Manali New Town for the road relaying works.**
- iii) **The MRTS-II project upto Velachery has been completed and expenditure has been restricted as per the fund requirement of the MTP(R) and hence there is a surrender of Rs.20.00 crores. The B.E. provision of Rs.50 crores earmarked for Metro Rail project was not drawn by CMDA since a new Corporation viz. Metro Rail Corporation Ltd. was formed by the Government for implementing the Metro Rail Project.**
- iv) **The reason for the excess expenditure of Rs.4.42 crores under Deposits and Advances is that during the year of account Rs.5.81 crores has been forfeited under the Security Deposit account as unclaimed and time barred deposit which have exceeded the time limitation of 7 years.**

c) As per the abstract of Annual Accounts Gross (Ordinary) Payments made was Rs.72.60 crores as against the Revenue Receipts (Ordinary) of Rs.128.24 crores and ends up with a net surplus of Rs.55.64 crores and Gross (Capital) Payments made was Rs.386.49 crores as against the Capital Receipts of Rs.368.48 crores and ends up with a net deficit of Rs.18.01 crores and this has been met out of the revenue surplus.

d) As per the Audited Report furnished by the Chief Internal Auditor and Chief Auditor to Statutory Boards, the following major observations requires special attention:

i) a) Non-collection of Local body contribution amounting to Rs.7.69 crores as detailed below:

Chennai Corporation	-	Rs.7.14 crores
Other Local Bodies	-	Rs.0.55 crores

b) The DC & OSR collected by the Chennai Corporation on behalf of CMDA has not been passed on to CMDA since 1996 and the accumulated amount is Rs.28.80 crores.

ii) The value of unsold stocks in the projects executed by CMDA have been reported as Rs.56.61 crores as per the details given below:

		(Rs. in crores)
KWMC	:	41.78
M.M. NAGAR	:	13.21
MANALI	:	1.62

		56.61

Early and effective action may be taken so as to sell the unsold stock.

iii) The Audit have made the following suggestions for improving the funds of CMDA.

- a) The Bus entry fee fixed i.e. Rs.25/- per bus per day has not been increased since 2002. Government may be addressed to issue orders for enhancement of bus entry fee as Rs.50/- per bus per day to augment the revenue of CMDA.
- b) As there is short collections amounting to Rs.4.86 crores towards Infrastructure and Amenity charges, Development charges and Regularisation charges, the concerned Divisions may be directed to take immediate action for recovering the short collections from the developers.

4. As decided by the Authority in A.R.No.243/2000 dated 24.11.2000, the Sub-Committee consisting of Thiru J. Venkatesan, Joint Secretary to Government, Finance Department and Thiru T. Girikumar, Chartered Accountant, CMDA examined the reports. Views offered by the Sub-Committee is enclosed.

5. The Audit Report and Annual Accounts for the year 2007-2008 are placed before the Authority for information and adoption (copy enclosed).

C.No.AM4/33034/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 2.3

CMDA – Finance Division – Submission of Accounts on Commercial Basis for the year ending 31.03.2008 - Subject placed before the Authority for information and adoption.

The Audited Annual Accounts by the Local Fund Audit for the Financial Year 2007-08 are placed before the Authority for approval separately. As per the I.T. Act 1961, the Annual Return of Income have to be filed with the I.T. Authorities on or before 30.09.2008. Accordingly, the Annual Return of Income has been filed with I.T. Department on 25.9.2008. The Annual Accounts for the year ending 31.03.2008 have been prepared on Commercial Accounting System and submitted to the Authority with the following accounting policies and notes on accounts.

1) Accounting Policies:

- a) **The Accounting policies were followed as per the guidelines already approved by the Authority in A.R.No.13/99, dated 11.01.1999 on the basis of the recommendations of M/s. Raja and Associates, C.A. appointed for assisting CMDA in switching over to the Commercial Accounting System.**
- b) **Sales are accounted on the basis of sale price fixed by the Authority and booked on the basis of allotment order issued for schemes which are completed in all respects for which I.D. has been collected from the allottees. The percentage of interest and principal on the instalment amount received for Maraimalai Nagar and Manali at the ratio of 25% & 75% and for Koyambedu Wholesale Market Complex at 12% & 88% respectively.**
- c) **No provision/payment towards I.T. was made in the year of Account 2007-2008. The Income and Expenditure statement ends with a net surplus of Rs.1.09 crores and this could have been set aside from the carry over loss from the previous year.**
- d) **Depreciation is calculated on the reducing balance method as per the rates prescribed in the I.T. Act for the year 2007-2008 on the total cost of the assets acquired till 31.03.2008.**
- e) **Chennai Metropolitan Development Authority has opted to finalise the Accounts on “Cash basis” only as per the provisions of I.T. Act from the inception.**

2. Notes on Accounts:

The following provisions have been made in line with the Accounting standards recommendation of the Institute of Chartered Accountant of India (ICAI).

- a) **Term Deposit of Rs.50.00 lakhs with Sears Elcot Limited is still pending recovery before the Office of the Official Liquidator. Hence, suitable provisions may be made at the appropriate time and not considered as doubtful deposits in the account.**
- b) **CMDA has remitted a sum of Rs.30.00 crores towards Infrastructure Betterment charges to the Government for Chennai Metro Rail Project as its contribution.**

- c) As per the existing Accounting practice, the net revenue surplus/loss is transferred to Planning & Development Fund as per the provisions of Town and Country Planning Act 1971.
- d) Chennai Metropolitan Development Authority is filing Annual Income Tax Return of Income since the Financial Year 2002-2003 onwards in view of withdrawal of exemption of Sec.10(20A) of I.T. Act 1961. The net income arrived at after making all the adjustments for the Financial Year 2007-2008 has resulted in a net surplus of Rs.1.09 crores and the I.T. return for the Assessment Year 2008-2009 (Financial year 2007-2008) has been filed with the Commissioner of I.T. Chennai on 25.09.2008. The income and expenditure statement as on 31.03.2008 and Balance Sheet as at 31.03.2008 audited by the Auditor M/s. Raja & Associates, C.A. were also filed along with the Annual Return of income. The computation of income statement filed along with the I.T. return for the year 31.03.2008 is annexed as (A).
- e) After adjusting the carry forward loss of the previous years the current taxable income has been declared as “Nil” and hence the Income tax liability is ‘Nil’.
- f) CMDA has filed an application to register under section 12AA of the Income Tax Act 1961 and the same was rejected by the Director of Income Tax (Exemptions) in its order dated 30.10.2006. Hence we filed an appeal against the rejection order of Director of Income Tax (Exemptions) with the ITAT and ITAT in I.T.A. No.81/mds/2007 dated 14.3.2008 issued an order to setting aside the order of the DIT(E) dated 30.10.2006 and directed the concerned authority to allow the claim of the Assessee (CMDA) for which the CMDA is eligible to register under Section 12AA of the Income Tax Act. Accordingly, the Director of Income Tax (Exemptions) in its order dated 19.12.2008 granted Certificate of Registration under Section 12AA of the Income Tax Act.
- g) The assessment of the Financial year 2002-03 and 2003-04 has been completed by the I.T. Department and tax demands of Rs.35.51 crores and Rs.11.30 crores respectively were raised. Since the additions made are on unacceptable grounds, appeal filed with the Commissioner of Income Tax (Appeals) has been upheld and hence the CMDA is not liable to pay tax. Against this order, the Income Tax Department filed appeal petition before the Income Tax Appellate Tribunal and the Income Tax Appellate Tribunal in ITA Nos.1464 & 388/Mds/2007 and 82 & 839/Mds/2007 for Assessment year 2003-04 and 2004-05 passed orders on 23.5.2008 to remit this issue to the file of the Assessing Officer to consider the issue afresh keeping in mind the afore said order of the Tribunal and correspondence thereof. Hence CMDA has to file revised return of income as per the requirement under Section 12AA of the I.T. Act.

3. The Annual Accounts prepared on Commercial Accounting basis as per the above note on policies for the year ended 31.03.2008 is enclosed herewith for information and adoption.

2.49

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.

The Government, in order to regulate the unauthorised buildings introduced Regularisation Scheme in the year 1999 and the buildings, which were constructed or completed on or before 28.02.1999 were eligible to apply under the scheme. Subsequently, the scheme was extended thrice in the year 2000, 2001 and 2002.

2. The High Court of Madras, on a Writ petition filed by Consumer Action Group has declared the subsequent extension of regularisation scheme as ultra-vires. All orders for regularisation of such buildings (constructed after 28.02.1999) passed were also quashed. Further, a Monitoring Committee was also constituted by the High Court.

3. Earlier proceedings of the Monitoring Committee held upto the 32nd meeting were placed before the Authority for information and the same were recorded in A.R.No.119/2008, dated 29.07.2008.

4. Subsequently one meeting (33rd) of the Monitoring Committee was held and proceedings of the same are placed before the Authority for information (Annexure-I).

C.No.Reg.MC1/25867/2006

MEMBER-SECRETARY.

**AGENDA ITEM NO. 2.5 Establishment – CMDA – Induction of
Members to the Board of the Authority –
Subject placed before the Authority for
information.**

**The Government in letter No.6461/UDII(2)/2007-2, H&UD Dept.,
dated 13.07.2007 had appointed Thiru N.V. Rakhunath, Senior most Chief Planner
as Member of the Board of the Authority.**

**2. Consequent on the retirement of Thiru N.V. Rakhunath, Chief
Planner on superannuation on 31.07.2008, the Government were requested to issue
orders appointing Thiru S. Santhanam, the senior most Chief Planner as Member
of the Board of Authority. Accordingly the Government in letter
No.25210/UDII(2)/2008-1, H&UD Dept., dated 17.12.2008 (copy enclosed) have
appointed Thiru S. Santhanam, senior most Chief Planner as a Member of the
Board of Authority, and orders were issued in Proc. No.E1/18824/2006, dated
31.12.2008.**

3. The above matter is placed before the Authority for information.

C.No.E1/18824/2006

MEMBER-SECRETARY.

2.71

AGENDA ITEM NO. 2.6

CMDA – Enforcement Cell – Amendment to the Tamil Nadu Town & Country Planning Act 1971 (Act No.61 of 2008) – Published in Gazette – Subject placed before the Authority for information.

In order to have effective enforcement action against the deviated/unauthorised constructions and to curb the same, certain draft amendments to Town & Country Planning Act 1971 were approved by the Authority in A.R.No.30/2008, dated 29.01.2008. These draft amendments to Town & Country Planning Act 1971 were sent to Government for making necessary amendments to the Town & Country Planning Act 1971. The proposed amendments were placed before the Legislative Assembly by the Government and the Assembly has passed the amendments with certain modifications vide Tamil Nadu Act 61 of 2008. It has been published in the Tamil Nadu Government Gazette (Extraordinary) dated 02.12.2008. The Government have issued orders in G.O.Ms.No.253, H&UD Dept., dated 10.12.2008 forwarding the amended Tamil Nadu Act 61 of 2008 and the Act has come into force with effect from 10.12.2008 (copy enclosed).

The subject is placed before the Authority for information.

C.No.ES1/1243/2008

MEMBER-SECRETARY.

3.01

AGENDA ITEM NO. 3.1

KWMC – Development of about 1.1 Acre in S.No.199/2A1 of Koyambedu Village – Proposals for taking up this work and appointing M/s. Kuldip Singh & Associates as Consultants - Subject placed before the Authority for approval.

About 1.1 Acres of land in S.No.199/2A1 of Koyambedu Village was handed over to CMDA after prolonged legal litigation. This land is situated in the middle of the Vegetable market.

2. The Traders are complaining that some unauthorised vendors are doing business from this vacant land, and hence, want this area to be developed immediately.

3. This area is to be developed in such a manner that it fits in to the original lay out of the Vegetable Market. 82 shops of various extents ranging from 150 to 1000 sq.ft. are proposed in this site under reference. It is proposed to pre auction the shops before taking up construction.

4. The original design of perishable market was entrusted to M/s. Kuldip Singh & Associates and they have the copy rights for these designs. Hence, it was proposed to have the same Agency as Consultants for this scheme as well.

5. The scope of work under which the original works were executed:

- a) **Sketch-cum-Preliminary stage: the architect has to inspect the site; examine the legislation, codes standards etc; prepare draft sketches; assist the Authority in obtaining approvals from statutory bodies, financial institutions etc; conduct the soil investigation at Authority's expense; assist in the preparation of sale, lease, rent agreements; prepare data on the phasing of the project etc.**
- b) **Post Sketch-cum-Preliminary stage – On completion of first stage, the architect shall prepare necessary schedules and documents; advice the Authority on the form of contract and method of placing the contract; prepare working drawings, structural drawings, schedules, specifications, bill of quantities etc. The structural designs shall be to withstand wind and seismic loads and designs shall be in accordance with the IS Codes of practice.**

3.02

- c) **Construction stage – conduct the approved method of placing contracts on behalf of the Authority; make recommendations of the Authority in the final selection of the contracts; supply sufficient copies of drawings, schedules, etc. to the contractors; assist the contractors to prepare a work schedule etc.,**
- d) **Supervision stage – to give periodical supervision and participate in exercising quality control in materials and constructions; maintain a resident engineer at site.**

6. The architect, was paid 3% for original works and 0.5% for repeat works. In addition to this, he was paid 0.5% for broad supervision. The payment made was about 1.75% of the cost of construction.

7. M/s. Kuldip Singh & Associates now have informed that their professional fees for architectural designs, estimates, sanitary electrical drawings, tender documents etc., shall be 3% of the cost of the construction or Rs.20 lakhs lump sum. They stated that time frame etc., can be fixed up on receipt of confirmation orders from CMDA.

8. The work involves preparation of new structural designs as per latest IS Codes (due to change in seismic zone), preparation of detailed and abstract estimates as per current schedule of rates, preparation of tender documents, tender drawings etc., and broad supervision during execution.

9. The subject is placed before the Authority (i) to engage M/s. Kuldip Singh & Associates as Consultant Architect for this work, for Rs.20 lakhs or 3% of cost of construction whichever is lesser, and (ii) to take up the construction of about 82 shops in S.No.199/2A1 of Koyambedu Village and pre auction the shops before taking up construction.

C.No.DB/DN.II/4895/2007

MEMBER-SECRETARY.

3.03

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 single dwelling unit at Plot No.M-612, 28th Cross Street, Thiruvalluvar Nagar, Chennai-600 041 in S.No.213 part, T.S.No.265, Block No.65 of Thiruvanmiyur Village – Site lies in CRZ-II Area – Subject placed before the Authority for its decision.

One Tmt. Anupama Bysani has applied for Planning Permission for the proposed construction of Ground Floor + First Floor residential building with one dwelling unit at Plot No.M-612, 28th Cross Street, Thiruvalluvar Nagar, Chennai-600 041 in S.No.213 part, T.S.No.265, Block No.65 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 135.5 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 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 3rd Avenue 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 Regulation.

AGENDA ITEM NO. 3.3

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 Plot No.16, Old No.5/506, New Door No.5/518, P.V. Subramanium Salai, Venkatesaperuam, Kottivakkam, Chennai-600 041 in S.No.256/11, Kottivakkam Village – Site lies in CRZ-II Area – Subject placed before the Authority for its decision.

One Thiru N. Sundar Babu has applied for Planning Permission for the proposed construction of Ground Floor + First Floor residential building with two dwelling units at Plot No.16, Old No.5/506, New Door No.5/518, P.V. Subramanium Salai, Venkatesaperuam, Kottivakkam, Chennai-600 041 in S.No.256/11, Kottivakkam Village.

2. The proposal satisfies the requirements of DCR.

3. As per the inspection report, the site under reference lies at a distance of 72.30 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 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, 6.0 mts. wide called Venkatesapuram Main Road which was formed prior to 1991 and which lies 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 the Planning Permission Application with reference to Coastal Zone Regulations.

3.11

AGENDA ITEM NO. 3.4

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 New Door No.29, Old Door No.13, Arulanandam Street, Mylapore, Chennai-600 004 in R.S.No.2501 (Document), R.S.No.2501/7 (Patta), Block No.50 of Mylapore Village – Site lies in CRZ-II Area – Subject placed before the Authority for its decision.

One Thiru S. Ashwin Sadasiva Kumar has applied for Planning Permission for the proposed construction of Ground Floor + First Floor residential building with two dwelling units at New Door No.29, Old Door No.13, Arulanandam Street, Mylapore, Chennai-600 004 in R.S.No.2501 (Document), R.S.No.2501/7 (Patta), Block No.50 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 217.24 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 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 15.24 Mts. wide called Santhome Beach Road, which was formed prior to 1991 that lies 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 Regulation.

3.15

AGENDA ITEM NO. 3.5

CMDA – Area Plans Unit – A-Channel – Planning Permission Application for the proposed construction of Stilt Floor (Part) + Ground Floor (Part) + First Floor and Second Floor (Part) residential building with four dwelling units at Plot No.5, IV-th Sea Ward Road in S.No.210/2, T.S.No.167, Block No.62 of Thiruvanmiyur Village, Chennai-600 041 – Site lies in CRZ-II Area - Subject placed before the Authority for its decision.

Thiru M.K. Doss has applied for Planning Permission for the construction of Stilt Floor (Part) + Ground Floor (Part) + First Floor and Second Floor (Part) residential building with four dwelling units at Plot No.5, IV-th Sea Ward Road in S.No.210/2, T.S.No.167, Block No.62 of Thiruvanmiyur Village, Chennai.

2. The site under reference lies in Primary Residential use zone and satisfies DCR parameters.

3. The site under reference lies within a distance of 172.0 mts. from the sea and lies in CRZ-II.

4. As per the inspection report, the site under reference lies in between 3rd Sea Ward Road and 4th Sea Ward Road wherein many Ground + 3 floors approved buildings exist.

5. As per the Government of India Notification, in CRZ-II area, buildings shall be permitted neither on the seaward side of the existing road (or roads proposed in the approved coastal zone Management plan of the area) nor on the seaward 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.

6. In the circular No.MEC1/7685/99, dated 12.04.2000, it was communicated that “where there are existing/approved buildings in the area in general, though not directly in front of the water ward side of the proposed development, a line may notionally be drawn joining adjacent existing/approved buildings (within a reasonable distance of two or three plots and not large distance like a kilometer) and all new developments conforming to DCRs may be permitted on the landward side of the line, strictly ensuring that no new development is permitted on the water ward side of line.

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7. The site under reference falls in CRZ-II area, and also on the landward side of the line joining the existing authorised structures on either side in 3rd Sea Ward Road and 4th Sea Ward Road. Hence, this proposal fall within the guidelines issued by the Authority for considering it under infilling category.

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

C.No.A3/17536/2007

MEMBER-SECRETARY.

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AGENDA ITEM NO. 3.6

BUDGET - Chennai Metropolitan Development Authority - Revised Estimate 2008-09 and Budget Estimate 2009-10 - Placed before the Authority for approval.

As per section 68 of the T&CP Act 1971, the Authority shall prepare the Budget in respect of the Financial year next ensuing showing its estimated receipts and expenditure and shall place it before the Authority for approval.

2. The Budget for the financial year 2009-10 has been proposed based on the Revised Estimate of the current year's receipts and payments and requirements of the funds for development works. In the annexure to the Budget, a note has been prepared indicating the reasons for the variations to major items.

3. The Revised Estimate for the financial year 2008-2009 has been prepared based on the actual expenditure incurred till November 2008 and projections thereafter. The important points are highlighted below:-

A) In Budget Estimate 2008-09, it was expected to end up with a surplus of Rs.1.94 crores. As against this, the R.E. will end up with a surplus of Rs.4.18 crores. A brief summary is furnished below:

(Rs. in crores)

	REVENUE A/C	CAPITAL A/C	DEPOSIT A/C	ADVANCE A/C.	TOTAL
Opening Balance					44.61
Receipts	78.56	203.61	45.15	151.34	478.66
Expenditure	62.06	213.49	55.09	188.45	519.09
Net Result	16.50	-9.88	-9.94	- 37.11	- 40.43
Closing Balance					4.18

(The Opening Balance includes a sum of Rs.37.00 crores kept in the P.D account collected towards Infrastructure & Amenities charges.)

B) Revenue Account:

- i) The Revenue Receipts is estimated as Rs.78.56 crores as against the B.E. projection of Rs74.35 crores. The main reason for the increase is due to effective management of surplus fund investment at higher rate which has given an additional interest revenue of Rs.4.81 crores.
- ii) The Revenue expenditure is estimated as Rs.62.07 crores in R.E. as against the budgeted expenditure of Rs.42.39 crores. The increase is reflected under the following Heads of Account.
 - a) The increase in expenditure is mainly due to new provision made towards augmentation of pension fund to the tune of rs.25.00 crores based on the rough actuary valuation of LIC. The Pension Fund Trust was started in 2003 and an adhoc deposit of Rs.10 crores was made in the financial year 2004-05 as per AR.No.17/2005 dt.28.1.2005.
 - b) CMDA has earmarked a grant assistance of Rs.4.50 crores in B.E. for Local Bodies Assistance Programme (LAP) and Community Based Environmental Development Project (CBED) promoted by the Local bodies. Since the response was very poor, the provision has been restricted to Rs.3.21 crores only and hence resulted in a surrender of Rs.1.29 crores.
 - c) The maintenance expenditure of the projects has also been refixed as Rs.0.79 crores as against B.E. projection of Rs.2.10 crores.
 - d) A new provision of Rs.0.43 crores is provided towards seminars, conferences, advertisement, printing charges etc towards Master Plan II finalization and its release.

C) Capital Account :

- i) Under the Capital Account, the Capital Receipts have been re-estimated as Rs.203.61 crores as against the B.E. provision of Rs.155.50 crores. The reason for the increase is detailed below:
 - a) For MRTS Phase-II project, the Government have provided Rs.53 crores for MRTS Phase-II for meeting the project cost escalation as against the token provision made in the B.E.

3.21

- b) The OSR collection has been increased in the year of account and hence R.E. projection has been refixed as Rs.50 crores as against the B.E. provision of Rs.34 crores.
 - c) Under Regularisation charges (regular), CMDA has generated a revenue of Rs.8.00 crores under the routine Regularisation procedure as against the BE of Rs.11.50crores.
 - d) A loan drawal of Rs.15.00 crores was proposed in BE for construction of Food Grain market. Since the Environment Clearance is delayed, the project work could not be commenced and no loan drawal is proposed in RE 2008-09.
- ii) The Capital expenditure in R.E. has been re-estimated as Rs.213.49 crores against the B.E. of Rs.181.25 crores. The major variations are highlighted below:
- a) An additional expenditure of Rs.53.00 crores is projected for MRTS Phase-II in R.E. 2008-09 as per the budget assistance sanctioned by the GTN for meeting the increased project expenditure.
 - b) Due to delay in getting the project clearance from the State Environment Committee for the Food Grain Market, and finalising the tenders for other projects, the development expenditure to the tune of Rs.29.54 crores is surrendered in RE2008-09 proposed towards construction of Food Grain markert, Truck Parking at Koyambedu and Manjapakkam and Textile Market at Koyambedu.
 - c) During the year of account, CMDA will be making a fresh investment of Rs.70 crores out of the Revenue Receipts and Capital Revenue generated by way of OSR, DC, Sale proceeds etc.

D. DEPOSITS & ADVANCES

- a) The Collection of refundable Caution Deposit has been re-estimated as Rs. 40 crores as against the BE provision of Rs.20 crores.
- b) Similarly the collection of Infrastructure and Amenities Charges has also been re-estimated as Rs.187 crores in RE as against the BE provision of Rs.20 crores.

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E) The total expenditure proposed in R.E. is Rs.519.09 crores as against the B.E. projection of Rs.289.98 crores. Similarly the anticipated receipts in R.E. is refixed at Rs.478.66 crores as against the B.E. of Rs.291.34 crores (excluding the Opening Balance). Thus, the R.E. will end up with a surplus of Rs.4.18 crores (including Opening Balance).

4. In B.E.2009-10, it is proposed to incur an expenditure of Rs.487.29 crores as against the anticipated receipt of Rs.490.96 crores (including Opening Balance). A brief summary is furnished below:

(Rs. in Crores)

	Revenue A/c	Capital A/c	Deposit A/c	Advance A/c	Total
Opening Balance					4.18
Receipts	87.27	197.63	50.23	151.64	486.78
Expenditure	56.25	229.34	50.10	151.61	487.29
Net Result	31.02	-31.71	0.13	0.03	-0.51
Closing Balance					3.67

a) The Capital Receipts are expected mainly from the following sources:

(Rs. in Crores)

Government grants MRTS Phase-II and Extension upto St. Thomas Mount.	82.33
Food Grain Market (LOAN)	15.00
Development charges and OSR collection	66.00
Regularisation charges (Regular)	9.00
Sale of land and building (including Initial Deposit)	25.00
Others	0.30
TOTAL	197.63

3.23

b) The capital expenditure proposed for the major heads are detailed below:

(Rs. in Crores)	
Land Acquisition	9.00
Development and construction expenditure:	
1) CMDA Schemes	24.76
2) MRTS-II	83.33
Loan repayment - Govt.	0.38
Investment proposed	110.00
Others	1.87
TOTAL	229.34

c) The revenue expenditure towards the staff cost and contingencies is proposed as Rs.56.25 crores as against the anticipated receipt of Rs.87.28 crores resulting in a Revenue surplus of Rs.31.03 crores. The Revenue expenditure includes the following additional commitments :

- i) A lease rent of Rs.5 crores is proposed for the CMBT project payable to the Govt.
- ii) It has been proposed to provide a grant assistance of Rs.2.50 crores for the Local bodies Assistance Programme and Rs.1.00 crores for the Community Based Environmental Development Project.
- iii) A sum of Rs.40 lakhs is proposed for e-governance Phase-II expansion.
- iv) Increased provision of Rs.2.25 crores is made towards office building maintenance for replacing the AC Plant, Lifts, Security Arrangements etc towards CMDA's share.

5) Collection of Infrastructure and Amenity charges :

The Government in G.O.Ms.No.84, H&UD dated 8.4.2008 have directed that the infrastructure and basic amenity charges shall be collected from various types of buildings ranging from Rs.200/- per sq.mt. to Rs.1000/- per Sq.mt. The money collected has to be deposited in a separate fund with the Government and the fund will be utilised for development of the infrastructure facilities. Accordingly, it has been proposed to collect a sum of Rs.150 crores in R.E. 2008-09 and Rs.150 crores in B.E. 2009-10.

With the above, projection of Receipts and Payments the Budget for 2009-10 is expected to end up with a net surplus of Rs.3.67 crores.

6. Income Tax Payment :

The Commissioner of Income Tax (Exemptions) has issued a Certificate of Registration under Section 12AA of Income Tax Act 1961 on 19-12-2008 registering CMDA as a “Non-Profit making Institution” with retrospective effective from the year 2002-03 onwards and hence the liability of paying Income Tax is Nil. Hence no provisions is made in the RE and BE towards Income Tax.

7. Sharing of Development Charges and OSR:

As per the recommendations of the III Finance Commission, the Authority in A.R. No.73/2008 dated 28-04-2008 has decided to share the Development Charges and OSR charges collections between the concerned Local Bodies and CMDA in the ratio of 75:25 respectively with effect from 1-4-2008. The Government have been addressed for issuing necessary orders and orders awaited. Hence no provisions for releasing the Local Body’s share in RE and BE is made. This may be considered on receipt of the final order from the Government.

8. With the above, the Revised Estimate 2008-09 and Budget Estimate 2009-10 are placed before the Authority for approval.

C.No.F4/21407/2008

MEMBER-SECRETARY.

EXPLANATORY NOTES

RECEIPTS - ORDINARY

A) Interest on Investments P & D Fund :

As against the budgeted receipt of Rs.8 crores and Rs.46.45 crores in B.E. 2008-2009 from the SD Fund and P & D Fund respectively, the receipts have been re-estimated as Rs.8.06 crores and Rs.51.20 crores respectively in R.E. This is due to additional investments proposed in 2008-09 at higher rate of interest availed from the Financial Institutions. In B.E. 2009-10, the receipt has been estimated as Rs.9.25 crores for SD Fund and Rs.57.74 crores for the P&D Fund.

B) CMBT Entry fee, rent etc. :

In R.E. 2008-09, the income by way of entry fee, rent, advertisement, etc. for the CMBT project has been re-estimated as Rs.6.61 crores. The reduction in income is only marginal amount of Rs.0.15 crores. However in B.E. 2009-10, the receipt is estimated as Rs.7.05 crores.

RECEIPTS – CAPITAL

C) Mass Rapid Transit System Phase-II

The MTP(R) has furnished the re-estimated cost of completion of the project as Rs 877.59 crores and hence the Government was requested to provide Rs.53 crores in R.E. 2008-09 for meeting the escalated cost. In B.E. the provision made was only for Rs.10 crores. For MRTS Phase-II extension, the provision requested from the Government is Rs.66.67 crores in R.E. 2008-09 and Rs.53.33 crores in B.E. 2009-10.

D) Construction of Food Grains Market by availing loan :

In B.E. 2008-09 it was proposed to draw a loan of Rs.15 crores for the construction of Food Grains Market at KWMC. Since the Environmental clearance from GOI is still awaited, the project could not be taken up for execution

in 2008-09. Hence the provision made is fully surrendered in R.E. 2008-09 and the drawal is proposed in the next Financial year for a sum of Rs.15 crores.

E) Sale of Land and Building :

The anticipated collection of Rs.17 crores in B.E.2008-09 is restricted to Rs.15.32 crores in R.E. and the B.E. 2009-10 is proposed as Rs.25 crores in view of the new allotments proposed. The revised inflow projected for each project towards sale of land and building and Initial Deposit collection is furnished below:

a) Initial Deposit Collection:

(Rs. in lakhs)			
Name of the Project	BE 2008-09	RE 2008-09	BE 2009-10
M.M.Nagar	135.00	0.00	250.00
Manali	50.00	0.00	150.00
KWMC	50.00	82.15	250.00
I&SM	0.00	0.00	300.00
MBTT	15.00	0.00	50.00
TOTAL	250.00	82.15	1000.00

Instalment Collections:

(Rs. in lakhs)			
Name of the Project	BE 2008-09	RE 2007-08	BE 2009-10
M.M.Nagar	400.00	500.00	450.00
Manali	120.00	120.00	150.00
KWMC	600.00	750.00	700.00
MBTT	70.00	70.00	50.00
I & SM	10.00	10.00	50.00
FOOD GRAINS MARKET	250.00	0.00	100.00
TOTAL	1450.00	1450.00	1500.00

F) Collection of Development Charges (DC) and Open Space Reservation Charge (OSR) :

The Development Charge collection has been estimated as Rs.12.10 crores in B.E. 2008-2009. This has been re-estimated as Rs.10 crores in R.E. 2008-09. Similarly the OSR collection has also been re-estimated as Rs.50 crores in R.E. 2008-09 as against the B.E. provision of Rs.34 crores. The steep increase in R.E. collection is mainly because of the processing of more applications in the

Financial year 2008-09 and option availed by the Developers to pay the OSR charges in cash instead of handing over the land as OSR. In B.E. 2009-10 this has been estimated as Rs.11 crores and Rs.55 crores respectively considering the volume of applications to be processed on hand.

RECEIPTS – DEPOSITS & ADVANCES :

G) Caution Deposit Fund :

During the year of account, the CMDA has introduced a new concept of collecting Refundable Caution Deposit from the I.T. Sector Developers. This has to be refunded after a period of 5 years with interest to the applicant, if the building constructed is utilised fully for I.T. Industries. Accordingly CMDA has proposed to collect a sum of Rs.30 crores under this Head in R.E. 2008-09 and Rs.30 crores in B.E. 2009-10.

H) Collection of Infrastructure and Amenity charges :

The Government in G.O.Ms.No.84, H&UD dated 8.4.2008 have directed that the infrastructure and basic amenity charges shall be collected from various types of buildings ranging from Rs.500/- per sq.mt. to Rs.1000/- per Sq.mt. The money collected has to be deposited in a separate fund with the Government and the fund will be utilised for development of the infrastructure facilities. Accordingly, it has been proposed to collect a sum of Rs.150 crores in R.E. 2008-09 and Rs.150 crores in B.E. 2009-10.

PAYMENT ORDINARY

I) Maintenance of CMBT and CCCBT :

The Government have entrusted the maintenance of the CMBT project to CMDA since December 2002. CMDA has allotted the shops constructed on rental basis by calling tenders. Similarly the parking lots, advertising rights were also allotted on tender basis. The Revenue Receipts anticipated in R.E. 2008-09 is Rs.6.61 crores as against the anticipated expenditure of Rs.9 crores. This includes a sum of Rs.5 crores proposed as lease rent payable to the Govt. Similarly for CCCBT, the income projected is Rs.1.57 crores as against the anticipated expenditure of Rs.1.05 crores in R.E. 2008-09.

J) Project Maintenance Expenditure :

(Rs. in lakhs)

	BE 2008-09	RE 2008-09	BE 2009-10
Building Maintenance	75.00	0.00	0.00
M. M. Nagar	8.00	3.20	12.00
MANALI (Incl. EB)	21.00	18.00	30.00
KWMC	33.00	20.00	35.00
MBTT	11.00	10.50	11.00
I & SM	10.00	15.00	40.00
OSR – L.A.	--	9.00	25.00
Manjambakkam	3.00	3.00	3.00
TOTAL	210.00	78.70	156.00

K) Local Body Assistance Programme (LAP) and Community Based Environmental Development Project (CBED) :

Under the Localbody Assistance Programme, CMDA has earmarked a sum of Rs.3 crores for Local Body Assistance Programme and Rs.1.50 crore for CBED project in B.E. 2008-09. However in R.E.2008-09, the provision is restricted to Rs.2.61 crores and Rs.0.60 crores respectively due to non-receipt of eligible schemes from the Local bodies. In B.E. 2009-10, the total provision made for these two components is Rs.3.50 crores.

PAYMENT CAPITAL

L) Land Acquisition :

As against the B.E. provision of Rs.10.57 crores, the probable expenditure has been re-estimated as Rs.10 crores in R.E.2008-09 and Rs.9 crores in B.E. 2009-10. The project wise provisions are furnished below:

(Rs. in lakhs)

Name of the Project	BE 2008-09	RE 2008-09	BE 2009-10
M.M. Nagar	50.00	25.00	20.00
Manali	--	--	--
KWMC	600.00	77.00	600.00
ORR	307.00	190.00	80.00
I&SM	100.00	708.00	200.00
Total	1057.00	1000.00	900.00

M) Development and construction Expenditure:-

As against the B.E. provision of Rs.39.66 crores, the expenditure is restricted to Rs.10.12 crores only in R.E. 2008-09. This reduction of

expenditure is mainly due to delay in executing the Food Grain Market for want of Environmental clearance from GOI and Truck Terminal developments at Koyambedu and Madhavaram. In B.E. 2009-10 an expenditure of Rs.24.76 crores is proposed for the following schemes. The project wise provisions are furnished below:

(Rs. in lakhs)

Name of the project	BE 2008--09	RE 2008-09	BE 2009-10
M.M. Nagar	199.00	39.00	25.00
Manali	365.00	358.00	11.00
KWMC	34.00	30.00	50.00
Food Grain Market	1500.00	0.00	1500.00
Truck Parking - KWMC	600.00	Deposit work from MMC	
CCCBT	78.00	40.00	55.00
CMBT	1.00	45.00	10.00
MBTT	88.00	100.00	60.00
Manjambakkam	236.00	10.00	5.00
OSR	5.00	0.00	0.00
Multi level car parking	2.00	0.00	0.00
ORR	8.00	0.00	0.00
I & S M	15.00	290.00.	10.00
MRTS Air space	10.00	0.00	0.00
Textile Market	25.00	0.00	0.00
Double level parking	800.00	100.00	750.00
TOTAL	3966.00	1012.00	2476.00

AGENDA ITEM NO. 3.7

CMDA – ADU – F.A. Division – Fixing of price for the vacant plots at I&SM at Sathangadu - Subject placed before the Authority for approval – Reg.

The Iron & Steel Market Complex at Sathangadu was taken-up for development at an estimated cost of Rs.17 crores in the year 1987 and completed in the year 1991 by CMDA. The project aimed at to provide a modern and developed wholesale market for the Iron & Steel trade. The project was taken up as part of First Master Plan strategy to decongest the Central Business District in George Town area.

2. The project extends over an extent of 203 acres comprising 137.50 acres of Govt. land, 45 acres of land belonging to Industries Department and 20.50 acres of private land. An extent of about 35.51 acres of land was allotted to Steel Authority of India Ltd. (SAIL) and Visakapattinam Steel Plant (VSP) was allotted an extent of 13.21 acres. For the Iron & Steel Traders 850 plots of varying in size was developed.

3. While approving the Revised Estimate of Rs.17 crores, an uniform price of Rs.575/- per sq.mt. was fixed as sale price by CMDA. However, beneficiaries protested that the rate was very high and therefore this was revised as Rs.350/- per sq.mt. for GT Traders and Rs.600/- per sq.mt. for others. The Govt. also approved the refixed rates vide G.O.Ms.No.1655 dt.2.11.87. The price committed to the allottees are firm rates and not subject to any upward revision.

4. In the cost estimation, a sum of Rs.1.50 crores was provided towards land acquisition cost for acquiring 203 acres at the value of Rs.150/- per cent. But the Govt. in Letter No.75 H&UD Dept. dated 18.3.2004 have directed CMDA to pay a sum of Rs.10.50 crores towards the Govt. land alienated for the Iron & Steel Market project at the rate of Rs.3,000/- per cent with interest at 12% p.a. Since the Government have negated our request for reduction, this was remitted to the Govt. with the approval of the Authority in A.R.No.19/2004 dated 18.3.2004. Similarly for the private land also the Hon'ble High Court had awarded an enhanced compensation with interest amounting to Rs.9.76 crores for the private lands and this was also remitted with the approval of the Authority in A.R.No.20/2004 dated 18.3.2004 and A.R.No.127/2008 dated 29.7.2008, since the chances for appealing the enhanced compensation fixed was not possible. Hence CMDA has so far spent a sum of Rs.21.02 crores as against the estimated provision of Rs.1.50 crores towards L.A. Rest of the development expenditure etc. were incurred as per the estimated cost.

5. Out of the 850 plots developed, CMDA has allotted 529 plots in the year 1990 itself at the price fixed by the Govt. in G.O. Ms.No.1655 dated 2.11.87. The details furnished by the Allotment Division regarding the type of plots developed, allotted and vacant as on date is furnished below:

Plot Type	Total No. of plots developed	Plots allotted	Cancelled plots	Vacant plots	Vacant plots including cancellation
a) B Type plots (660 m ²)	174	73	11	90	101
b) C Type plots (440 m ²)	232	141	29	62	91
c) D Type plots (220 m ²)	444	315	44	85	129
Total developed	850	529	84	237	321

As per the above details, the extent available still for allotment is 1,35,080 m² consisting of 321 plots. Based on the above details, the cash flow for the Iron & Steel Market project has been prepared and enclosed as Annex.

6. As per the workings, the cost to be fixed for the vacant plots is Rs.4,350/- per sq.mt. (Rs.9.70 lakhs per ground). However, the sub-Registrar, Thiruvottiyur has furnished the guideline value abutting the Ennore Express Highway of the Sathangadu Village as Rs.6,456/- per sq.mt. (Rs.14.40 lakhs per ground). There is no guideline value available for any plots developed within the project site. As per the pricing policy adopted, the book price or the guideline value whichever is higher has to be considered as the price for the Financial year 2008-09. Hence as per the pricing policy adopted already and considering further enhanced compensations payable, the guideline value may be adopted as the plot price for the vacant plots.

7. The Traders Association has represented to invoke the Cancellation Orders issued for the 84 allottees by collecting penal interest at the original / allotted price. Considering the heavy expenditure incurred on L.A. etc., the issue was discussed in the Sub-committee meeting held on 19.12.2008 with the Traders Association and it was decided to re-allot the plot to the cancelled allottees at the new price on priority basis. It is also submitted that for re-allotting the cancelled plots to the allottees of Manali and Maraimalai Nagar, the Authority has decided in A.R.No.87/2008 dated 28.4.2008 to revoke the Cancellation Order with the condition that they should pay the land value at the current price. Further the Authority in A.R.No.148/2002 dated 8.8.2002 has decided to charge the uniform price without any disparity between GT and Non-GT Traders for the KWMC Complex. Hence the uniform price may be fixed for GT and Non-GT Traders of I&SM project also. However, priority allotment may be given to the GT Traders in view of the High Court direction to shift the Iron and Steel Trading activity from the existing GT area and the left over plots may be allotted to Non-GT Traders.

8. Hence the following pricing and recovery pattern is proposed to the Authority for allotting the remaining vacant plots at Sathangadu for the year 2008-09.

- i) Price to be adopted for all the 321 plots at the rate of Rs.6,456/- per m² for the reasons stated in Para-6 of the agenda.
- ii) Cancellation Order issued to the 84 allottees may be invoked subject to the condition to pay the plot cost at the new price.
- iii) The cost may be collected as per the hire purchase scheme already sanctioned viz.20% as Initial Deposit on allotment and the balance cost in 16 quarterly instalment with 12% interest.

9. The above revised pricing for the Iron & Steel Market Complex for the year 2008-2009 is placed before the Authority for approval.

ANNEXURECOST OF DEVELOPMENT OF IRON & STEEL MARKET

	<u>(Rs. in lakhs)</u>
a) Expenditure incurred till 31.11.2008	
i) Land cost paid	: 2102.37
ii) Development expenditure	: 1262.98
iii) Interest paid on loans	: 253.83
iv) Bank commission	: 19.07
v) Maintenance expenditure	: 96.63
vi) CMDA supervision charges	: 306.12

TOTAL	: 4041.00

b) The cost so far recovered	: 1327.09
c) The balance expenditure to be recovered (a – b)	: 2713.91
<u>Add:</u>	
i) Interest on L.A. cost at 12% from the Date of deposit to 31.12.2008	: 752.12
ii) Interest at 12% on 50% of the Development expenditure and others for 9 years in view of the part recovery of cost	: 2093.72
iii) Repairs / Relaying works to be carried out	: 315.17

	5874.92

d) Extent of the vacant plots still available for allotment as on date	: 1,35,080 m ²
e) Cost per m ²	: 4350/-per m ²

Rs.9.70 lakhs per ground.

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AGENDA ITEM NO. 3.8

CMDA – ADU – New Town Division – Maraimalai Nagar New Town Project – handing over of about 10 acres of land in S.No.336 pt. of Kattankulathur Village to Maraimalai Nagar Municipality as OSR space for developing it into Parks and Play Field and in principle clearance for handing over of remaining OSR spaces in future in a phased manner – Subject placed before the Authority for approval.

Maraimalai Nagar, New Town was developed by CMDA, as a self contained Satellite Town, to reduce the congestion of Chennai City as part of development strategy stipulated in the Ist Master Plan of Chennai Metropolitan Area. The following villages are covered for the development as indicated below:

- 1. Potheri**
- 2. Kattankulathur**
- 3. Ninnakkarai**
- 4. Peramanur (Forest area)**
- 5. Keelkaranai**
- 6. Chithamanur**
- 7. Sengundram**
- 8. Thirukatchur**
- 9. Gudalur**

2. The total extent of land that has been developed so far comprises the following categories of land:-

1. Private Patta Land	: 911 Acres
2. Govt. land (Poramboke)	: 248 Acres
3. Forest land	: 693 Acres

Total extent of Developed Land	: 1852 Acres

3. The original conceptual plan prepared for Maraimalai Nagar New Town envisaged for development an extent of about 3000 Acres. The conceptual plan envisages the provision of land for green areas criss-crossing the entire length and breadth of the scheme area. In addition, the water bodies, land for agricultural use, and non urban areas have also been reserved, so as to create a healthy environment in the New Town.

3.60

4. However, in view of the problems in acquiring full extent of the land at different pockets, the development of the town could not be fully undertaken as per the original concept and there are undeveloped pockets amid developed area. In addition during the initial days, the demand for developed plots could not receive much appreciation. This has resulted in piece meal development of about 1572 acres of land undertaken based on the availability of land, accommodating developments relating to industrial, residential and various other purposes. The allocation of lands made for different uses are indicated as below:-

i) Industrial (including bulk allotment of land to Ford & Truimps)	- 1040 Acres
ii) Commercial	- 74 Acres
iii) Residential	- 442 Acres
iv) Others	- 16 Acres

Total	1572 Acres

5. The Mraimalai Nagar New Town development comprises 19 individual layouts that comprises 14 residential layouts and 5 Industrial layouts. As per the layout rules, 10% of the plottable area has to be earmarked as Open Space Reservation including parks and play fields in each layout. However, in the layouts that have been developed for various purposes, the extent of OSR space earmarked is less than 10% of the respective layout area. The total OSR area to be provided as per the planning norms for the area developed so far in Maraimalai Nagar Scheme works out to 134 acres, whereas an extent of 20 acres alone has been provided in the layout and that too in small pockets in different locations. These pockets of land have already been handed over to the Maraimalai Nagar Municipality for development and maintain as OSR. Hence, about 114 acres of additional land have to be allocated towards the OSR requirements.

6. In the Scheme/Project area an extent of about 280 acres out of total extent of 1852 acres that has been taken up for development, remains undeveloped and these pockets of lands are located scattered which are mostly covered under the court cases or remain as pieces of land without proper access. Out of this, as against 114 acres of land, which has to be reserved as OSR, 80 acres have been identified after survey in six locations and the same is to be handed over to Maraimalai Nagar Municipality. The remaining lands may be developed for appropriate use namely Industrial, Commercial and Residential etc., purposes compatible to the adjoining development by providing necessary OSR.

3.61

7. At present there is no large chunk of open space left in the whole town of Maraimalai Nagar to conduct big events like State/District level sports, conventions, recreational activities and other social activities like exhibitions, religious and social functions. As the Town comprises many industries including Ford and other ancillary units, recreational facility, especially a playground is an essential community facility. Maraimalai Nagar Municipality has been expressing similar requirement on various occasions and requested to allot a large chunk of land for park and play ground. Accordingly, a suitable pocket of land has been identified to meet their genuine requirement.

8. The Town centre has been developed over an extent of about 74 acres out of which about 10 acres of land was allotted for school. The plots earmarked for residential and commercial use were allotted to general public. The remaining area is available as vacant land on the north of CMDA Office building (now housing Municipal office). In this unallotted vacant area, the Power Grid Corporation have now erected towers/grids to draw 400 KV power line, which is passing through the entire length of this vacant land. In view of the above HT line alignment, it may not be desirable to allot plot/land from this vacant land for major commercial ventures, as 15m wide space on either side of the HT line alignment can not be used for any building construction activity as per the guideline of TNEB. Hence, this piece of land is found suitable for development as play fields and parks, as these activities do not involve construction of major buildings.

9. In order to fulfill the requirement of provision of additional OSR area in Maraimalai Nagar Town as well as to fulfill the long felt need of the Maraimalai Nagar Municipality, it is suggested that two pieces of land with an extent of about 10.60 acres that is lying vacant in Town Centre Area, may be handed over in the first instance to the Maraimalai Nagar Municipality through registered gift deed at free of cost for the specific purpose of developing it for park and play field. A sketch indicating the locations of these piece of lands are annexed. In the sketch, the area earmarked for developing as play field measures approximately 6.19 acres and the areas earmarked for developing as park measures approximately 4.41 acres.

10. Now, the approval of the Authority is requested for

1. Allocating about 10.60 acres of land portion in the Town Centre area as indicated in the sketch for the usage of park and play field and handing over the same to the Local Body free of cost through gift deed duly registered for developing it into park and play field, subject to the condition that the Maraimalai Nagar Municipality shall submit

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the proposal of notifying the area for play field and park respectively to the Government under section 3 of the Parks and Play fields Act 1959 within 6 months from the date of handing over the land to the Local Body, for notifying the respective area as play field and park under section 4 of the said Act.

- 2. In principle clearance for handing over of 80 acres of land identified in six locations, in addition to 10.60 acres of land now proposed to be handed over for park and play field, to the Maraimalai Nagar Municipality as Open Space Reservation area at free of cost through gift deed.**

C.No.NT1/8606/2007

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.9

CMDA – Master Plan Unit – Transfer of Development Rights Institutional set up – Staff proposal placed before Authority for approval.

The provision for Transfer of Development Rights (TDR) is made in the Development Regulations for Chennai Metropolitan Area (CMA) under the Second Master Plan (Refer DR No.9). The Annex-XXI details the regulations for the grant of TDR. For effective implementation of TDR certain guidelines are needed.

2. The guidelines suggested in the consultation meeting with the stakeholders were placed before the Authority for approval. The Authority vide A.R.No.180/2008, dated 22.10.2008 approved the proposal and suggested to forward the guidelines to Government in Housing & Urban Development Dept. for approval and to Commercial Taxes Department for stamp duty exemption for gifting the land in favour of CMDA for the public purpose. The proposal was forwarded to Government in H&UD Department for approval (vide this office letter dated 04.11.2000) and the Commercial Taxes Department for stamp duty exemption (vide this office letter dated 17.11.2000).

3. Once the Government approves the proposal of TDR it has to be implemented.

4. In respect of Corporation of Chennai, CMDA may delegate the powers for issue of DRC to the Commissioner, Corporation of Chennai for the (i) projects to be taken up by Corporation of Chennai, (ii) Metro Rail Project and (iii) Planning Permission cases dealt by Corporation of Chennai.

5. CMDA can attend to the cases in which Development Rights Certificate (DRC) are requested while handing over road widening space in cases of Planning Permission dealt with in CMDA and also for the rest of the CMA other than Chennai City, and other projects.

6. A separate division has to be created to attend the works relating to TDR to be dealt with in CMDA. The staff proposal for the above said work is given below:

Sl. No.	Name of the post	Post required
1	Deputy Planner (T.D.R.)	1
2	Assistant Planner	1
3	Assistant Engineer	1
4	Tahsildar / Deputy Tahsildar	1
5	Surveyors	2
6	Planning Assistant Grade I	1
7	Planning Assistant Grade III	1
8	Steno Typist Grade III	1
9	Driver	1
10	Fieldman	2
11	Messenger	1

The establishment cost would be about Rs.26.60 lakhs per annum. An exclusive vehicle at a cost of Rs.6.50 lakhs is also required for this division. The details are kept below.

7. The above Division may be attached to Area Plans Unit, and work under the control of Chief Planner (APU) as TDRs will mainly arise during issue of PP and also the receipt of TDRs have to be dealt with therein.

8. Considering the sensibility and magnitude of money value involved, for deciding on issue of DRC, (after examining individual applications) an Internal Committee comprising the following may be set up.

- i) V.C., CMDA
- ii) M.S., CMDA
- iii) C.P. (APU)

9. The subject is placed before the Authority for

- (i) its recommendations to Government for creation of the TDR division suggested in para-6 above, and
- (ii) approval of the suggestions made in paras 4, 5, 7 and 8 above.

C.No.C1/20846/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.10

CMDA – TRUST – Pension Fund – Pension liability for next 5 to 10 years – Augmentation of fund to Pension Trust – Subject placed before the Authority for approval.

The Government in G.O.Ms.No.1244, H&UD Department dated 16.09.1988 has extended the Pensionary benefits to the employees of CMDA and CMDA has to meet the expenditure towards pensionary benefits to its employees.

2. The CMDA Employees Pension Trust was constituted on 31.03.2003 for providing Pension for their employees, who are entitled to pension benefits in accordance with the pension scheme of the Authority and as per A.R.No.17/2005, dated 28.01.2005. CMDA has contributed a sum of Rs.10 crores to the Pension Fund Trust as its initial contribution.

3. The Pension fund is decreasing year by year because of increase in the number of pensioners. The pension contribution received per month from CMDA by the Pension Trust is nearly Rs.5 lakhs only. But the pension payment per month is Rs.14 lakhs. Since the number of persons retiring is increasing every month, heavy out flow is incurred towards commutation of pension. The fund available in CMDA Pension Fund Trust Account as on date is Rs.17.71 crores. The pension projection calculation for the next five year is put up for perusal. The projected deficit for the next five years are as follows:

	<u>Rs. in lakhs</u>
2008-2009	40.27
2009-2010	100.36
2010-2011	117.38
2011-2012	196.09
2012-2013	212.47
TOTAL	666.57

4. Since the Government may implement the new pay commission shortly, the deficit will considerably go up approximately by Rs.266.63 lakhs. Hence the total deficit would be 933.20 lakhs. As per the present situation the pension fund will be exhausted within next eight years as per the existing pay scale. Hence, LIC of India was approached to take over the pension payment scheme for CMDA employees on annuity basis. They have informed to contribute initial payment of Rs.66.55 crores and subsequently every year at Rs.2.25 crores as per LIC actuarial valuation.

3.70

5. The Board of Trustees of Pension Fund in the meeting held on 05.01.2009 has approved the proposal of requesting CMDA to allocate Rs.25 crores to CMDA Pension Fund Trust in one lumpsum to strengthen the fund position of the Trust instead of LIC of India to undertake pension payment due to heavy financial implications.

6. In anticipation, the provision is also made in the Budget of CMDA in R.E. 2008-09 and B.E. 2009-10 and placed separately before the January 2009 Authority Meeting for approval.

7. Hence the request of the CMDA Employees Pension Fund Trust to allocate a sum of Rs.25 crores in one lumpsum may be considered for meeting the expenditure of pensionary benefits to the employees of CMDA retiring in future.

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

C.No.Trust/23627/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.11

CMDA – Master Plan Unit – Development Regulation under Second Master Plan – Proposed guidelines for Premium FSI – Subject placed before Authority for reconsideration.

The subject relating to the proposed guidelines for Premium FSI was placed before the Authority with the recommendations arrived in the stakeholders' meeting. The Authority in its A.R.No.183/2008, dated 22.10.2008 resolved to approve the proposal and to forward the guidelines to Government for approval.

2. The proposed guidelines were forwarded to Government for approval in this office letter dated 05.11.2008. A copy is enclosed as Annex-I. The Government in its letter dated 10.12.2008 have referred back the subject to CMDA for reexamination by placing the matter before the Committee concerned and then to the Authority for its recommendations (a copy of the Government letter along with its enclosures is annexed as Annex-II).

3. The subject was discussed in the stakeholders' meeting held on 12.01.2009 in CMDA. A copy of the minutes is enclosed in Annex-III. After detailed discussions it was recommended in the meeting that the earlier recommendation for not allowing Premium FSI in the Chennai City Corporation area may be reiterated.

4. The subject is placed before the Authority for its reconsideration and suitable recommendations

C.No.C1/17440/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 3.12

CMDA – Construction Wing – Sathangadu – Replaying the existing Roads with Cement Concrete Pavement at Iron & Steel Market Complex, Sathangadu – Subject placed before Authority for revised Administrative approval for Rs.146.00 lakhs.

Originally, an estimate for the work of doing patch work to certain roads in the above scheme was prepared based on the representations received from M/s. SAIL & M/s. VAIZAG. The estimate was accorded administrative sanction by the Sub-Committee for works management in CMDA for Rs.20.00 lakhs and the same was technically sanctioned by the Executive Engineer, Division-II of Construction Wing. Tenders were called for twice, but there was no response.

2. After that, the monitoring Sub-Committee for Iron & Steel Market Project, at its meeting held on 01.07.2008, resolved that concrete roads be laid in stretches wherever required, since very heavy vehicles will be using the roads.

3. Accordingly, a revised estimate for re-laying the existing roads with cement concrete was prepared for Rs.98.00 lakhs. The Sub-Committee for works management in CMDA has accorded the administrative sanction for Rs.98.00 lakhs. Tenders for the concreting work were called for, fixing the due date as 12.09.2008.

4. On the due date, three tenderers participated viz. 1) M/s. S.P. Builders, Chennai-37, 2) M/s. Pearl Engineering Construction Co-op. Society Ltd., Chennai-5 and 3) M/s. Modern Engineers Construction Co-op. Society Ltd., Chennai-5.

5. From the above tenderers, 1) M/s. Pearl Engineering Construction Co-op. Society Ltd., Chennai-5 did not fulfill the tender conditions. Hence, their tender was not considered for comparison. 2) M/s. S.P. Builders, Chennai-37 have quoted Rs.1,53,49,505/- and 3) M/s. Modern Engineers Construction Co-op. Society Ltd., Chennai-5 have quoted the lowest amount of Rs.1,38,84,414/- (After negotiation) which is Rs.45,26,353/- or 48.37% above the estimate value of Rs.93,58,060.80 put to tender and Rs.21,68,344/- or 18.51% excess over the market value of Rs.1,17,16,069.60 put to tender (The Market rates are derived for the items for which market rates are available in “The Hindu” daily dated 13.09.2008. For other items, department rates are taken as market rates).

6. The Sub-Committee for works management in CMDA, based on the tenders received in the recent past for various works, felt that a retender might not fetch a better offer. The Hon'ble High Court, on a case filed by Thiru Traffic Ramasamy to expedite the shifting of Iron and Steel Trade to Sathangadu, directed to file a status report, by 27th of November 2008, on the action taken to improve the infrastructure in the complex.

Taking all the above factors into consideration, the Sub-Committee for works management in CMDA, resolved the following:

- i) To accept the final negotiated offer of M/s. Modern Engineers Construction Co-op. Society Ltd. of Rs.138,84,414/- which is Rs.45,26,353/- or 48.37% above the estimate value of Rs.93,58,060.80 put to tender and Rs.21,68,344/- or 18.51% above market rates.**
- ii) To issue work order and commence works immediately.**
- iii) To place the subject before the Authority to accord revised Administrative approval for Rs.146.00 lakhs (After adding 5% for petty supervision charges and unforeseen items).**
- iv) To place the subject before the Authority to ratify the action in awarding the above tender in anticipation of revised Administrative approval of the Authority.**

7. Based on the Sub-Committee resolution above, the above concreting work was entrusted to M/s. Modern Engineers Construction Co-op. Society Ltd. for a value of Rs.1,38,84,414/-.

8. The subject is placed before the Authority for accord revised administrative sanction for Rs.146.00 lakhs and ratification for the action in awarding the above tender in anticipation of revised administrative approval of the Authority.

AGENDA ITEM NO. 3.13

**CMDA – Public Relations Division –
Contribution to the Corpus fund of AMDA -
Placed before the Authority for decision.**

The Association of Municipalities and Development Authority (AMDA) has requested the Life Members to contribute a sum of Rs.6 lakhs to the Corpus fund of AMDA for strengthening its financial position which will help in fulfilling the aims and objectives of AMDA. CMDA is already a Life Member in AMDA by contributing a sum of Rs.1 lakh.

2. In the Association of Municipalities and Development Authorities CMDA is a member from its constitution. The aims and objectives and areas of activities of AMDA broadly include information exchange and dissemination, research and studies, capacity building, advocacy and building partnerships and networks. It is a national body working in the last 25 years in the field of Urban Development serving as a forum for the development authorities and municipalities in our country. The Hon'ble Union Minister for Urban Development is the Patron-in-Chief and the Hon'ble Union Minister of State (Independent Charge) for Housing and Urban Poverty Alleviation is the Co-Patron-in-Chief of AMDA. The Secretary, Union Ministry of Urban Development and the Secretary, Union Ministry of Housing and Urban Poverty Alleviation are the Patrons of AMDA.

3. On an earlier occasion, CMDA had contributed a sum of Rs.10 lakhs to Anna Institute of Management during the year 2005-06. Since the request of contributing the above sum was forwarded by the then Chief Secretary of Tamil Nadu, the request was considered favourably with the approval of the Authority in A.R.No.57/2006, dated 03.02.2006.

4. The AMDA has fixed a contribution of Rs.6 lakhs for the Development Authorities functioning in the Metros and for Non Metro Authorities they have proposed a contribution of Rs.3 lakhs.

5. Since, CMDA is a life member in AMDA, Rs.6 lakhs may be sanctioned to the Corpus fund of AMDA. This subject is placed before the Authority for approval.

AGENDA ITEM NO. 3.14

CMDA – APU – B-Channel (Central) – Planning Permission Application for the proposed construction of Stilt Floor (part) + Ground Floor (part) + 3 Floors + 4th Floor (part) Shop and 7 dwelling units at Door No.11/1, Cooum River Road Komaleeswaran-pet, Pudupet, Chennai-2 in R.S.No.1219/1 & 3, Block No.45 of Egmore Village - Site lies in CRZ-II Area - Subject placed before the Authority for approval from CRZ angle.

One Thiru G. Gajapathy has applied for Planning Permission for the proposed construction of Stilt Floor (part) + Ground Floor (part) + 3 Floors + 4th Floor (part) Shop and 7 dwelling units at Door No.11/1, Cooum River Road Komaleeswaran-pet, Pudupet, Chennai-2 in R.S.No.1219/1 & 3, Block No.45 of Egmore Village.

2. The proposed was examined and found that the proposal satisfies the requirement of Development Regulations.

3. As per the Inspection Report, the site under reference falls at a distance of 110'0" (33.53) away from the Cooum River. Hence, falls in Coastal Regulation Zone II Area. The sketch showing the location of the site under reference is enclosed.

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

5. A public road viz., 46'0" (14 meters) wide Cooum River Road lies in between the site under reference and Cooum River. Hence, the proposal satisfies CRZ-II Regulations.

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

AGENDA ITEM NO. 3.15

CMDA – Area Plans Unit – B-Channel – Planning Permission – Proposed construction of Stilt + 4 Floors Residential building with six dwelling units and Bank at Door No.22, Santhome High Road in S.No.2420/1 and 2421/2, Block No.49 of Mylapore Village - Site under reference falls within 500m distance from Bay of Bengal – CRZ-II Area - Subject placed before the Authority for decision from CRZ angle.

Rev. Dr. P. Remigius (GPA) has applied for Planning Permission for the proposed construction of Stilt + 4 Floors Residential building with six dwelling units and Bank at Door No.22, Santhome High Road in S.No.2420/1 and 2421/2, Block No.49 of Mylapore Village.

2. The proposed construction satisfies Development Regulations of Second Master Plan.

3. The site under reference lies within 228m from Bay of Bengal and hence falls within CRZ-II area. A sketch showing the location of the site under reference is enclosed.

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

5. The site under reference lies on the landward side of the existing public road namely, Coastal Road which is in existence prior to 1991. It conforms to the Coastal Zone Regulations and the proposed building is permissible at the site under reference.

6. Hence, the subject is placed before the Authority for decision on this Planning Permission Application with reference to CRZ-II clearance.

AGENDA ITEM NO. 3.16

CMDA – Administration Division – Payment of Interim Relief arrears pending recommendations of the VIth Pay Commission – Govt. Orders – Implemented – Budget provision – Requested – Subject is placed before the Authority for approval.

The Govt. in G.O.Ms.No.10, Finance Department dated 13.1.2009 (copy enclosed) have issued instructions to release the Interim arrears pending implementation of the revised scale of pay to the employees on the recommendations of the Official Committee. The Government also instructed in the G.O. cited to release the Interim arrears immediately before drawing the salary bill for January 2009 and to make necessary budget provision in RE / FMA 2008-09. Accordingly in Proc.No.E1/935/2009 dated 19.1.2009, this benefit has been extended to the employees of CMDA for immediate implementation to the CMDA staff involving a financial commitment of Rs.3.18 crores.

2. The R.E. 2008-09 and B.E. 2009-10 was already finalised before issue of the above G.O. and hence budget provision for incurring the expenditure of Rs.3.18 crores towards Interim arrear could not be incorporated in the budget proposals submitted for the approval of the Authority in Agenda Item No. 3.6. Hence necessary budget provision for this expenditure under the new Head of Account “Interim Arrears” for Rs.3.18 crores may be provided in R.E. 2008-09 as per the conditions laid down in the G.O. cited.

5. The subject is placed before the Authority for approval.

C.No.AB1/1338/2009

MEMBER-SECRETARY.

Agenda Item No.4.01

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.725/1, 2, 727/2, 737/1 and 737/2B of Madhavaram Village from Mixed Residential use zone to Industrial use zone - Subject placed before the Authority for decision.

M/s ebm-NADI International Limited has applied for reclassification of lands of extent 3.99 Acre (1.61.54 Hectare) in S.Nos.725/1, 2, 727/2, 737/1 and 737/2B of Madhavaram Village from Mixed Residential use zone to Industrial use zone for manufacturing instrument cooling fans. The request was placed before the Technical Committee on 19.01.2009. A copy of the note placed before the Technical Committee is annexed (Annex.I).

2. The Technical Committee made the following recommendations:-

“The committee discussed in details the orders of the High Court, which is time bound, to decide on the reclassification proposal. It also noted the issue relating to acquisition proposal of Phase-III of LAD project, which is pending for long. Hence, the committee, after deliberations, decided to consider the request for variation of the land use for the site under reference in S.No.725/1, 2, 727/2, 737/1 and 737/2B of Madhavaram village into Industrial use, subject to obtaining consent from Tamil Nadu Pollution Control Board before issue of Planning Permission and subject to decision on excluding the site under reference from the land acquisition proposal by the Authority”.

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

C.No.R1/8889/2008

MEMBER-SECRETARY.

Agenda Item No.4.02

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.548/1, 2, 3A & 3B, 554/2A, 2B & 2C, 555/1A, 1B, 1C, 1D, 1E, 1F, 2 & 3, 556/1, 645, 646, 740, 742, 743/1, 743/2A1, 2A2, 2A3, 2B & 3, 744 & 745/1 of Sholinganallur Village from Primary Residential use zone to General Industrial use zone - Subject placed before the Authority for decision.

M/s Nuziveedu Seeds Limited and Zillion Estates Private Limited have applied for reclassification of lands for an extent of 13.20 Hectare (32.63 Acre) in S.Nos.548/1, 2, 3A & 3B, 554/2A, 2B & 2C, 555/1A, 1B, 1C, 1D, 1E, 1F, 2 & 3, 556/1, 645, 646, 740, 742, 743/1, 743/2A1, 2A2, 2A3, 2B & 3, 744 & 745/1 of Sholinganallur Village from Primary Residential use zone to General Industrial use zone to develop an Information Technology – Special Economic Zone. The request was placed before the Technical Committee on 19.01.2009. A copy of the note placed before the Technical Committee is annexed (Annex.I).

2. The Technical Committee made the following recommendations:-

“In Respect of request made for reclassification of the land in S.Nos.548/1, 2, 3A & 3B, 554/2A, 2B & 2C, 555/1A, 1B, 1C, 1D, 1E, 1F, 2 & 3, 556/1, 645, 646, 740, 742, 743/1, 743/2A1, 2A2, 2A3, 2B & 3, 744 & 745/1 of Sholinganallur Village from Primary Residential use zone to Industrial use zone, the committee took note of the non-receipt of the remarks of the local body for part of the survey numbers of the site under reference as well as non-receipt of the remarks of the Public Works Department (PWD) for the site under reference, even after a long period. In this regard, the officials of PWD representing the PWD in the Technical Committee meeting have informed that due to rain especially in the month of December 2008, the site could not be inspected and assured to furnish the remarks soon. Further, it was informed to the Technical Committee that the Executive Officer of Sholinganallur Panchayat Union was invited as a special invitee for this meeting but he has not turned up. The Committee considered the permissibility of related uses of Special Economic Zone such as development of residential and commercial activity in the Industrial use zone”.

In view of the above, the Committee decided to reclassify the site under reference into Industrial use zone subject to the following conditions:

- a) EIA clearance has to be obtained by the applicant before taking up any development in the site at the stage of issue of planning permission.

- b) The applicant has to obtain and comply with the remarks of the PWD on inundation point of view, for the site under reference at the stage of issue of planning permission.
- c) The applicant should submit adangal, FMB sketch with extent details of survey numbers, combined FMB sketch and legal opinion from the Government Pleader, for the site under reference, before publication in the Tamil Nadu Government Gazette.

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

C.No.R1/5150/2007

MEMBER-SECRETARY.

Agenda Item No.4.03

Metropolitan Development – Master Plan – Chennai Metropolitan Area – 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 – Application of DCR under FMP or DR under SMP – Decision to be taken - Placed before the Authority for decision.

The Triway Container Freight Station Pvt.Ltd. has applied for reclassification of land in 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 for establishing a Container Freight Station Yard. As per the Second Master Plan the site under reference lies in Primary Residential use zone. The revenue reclassification of the land is wet land and its extent is 4.97.0 Hectares (12.28 Acres).

2. The site under reference is vacant and gains access from 18 m. (60') wide public road (certified by the local body as gifted through a Gift Deed). As per inspection report of the Deputy Planner, the site under reference abuts 12.2 meters road. Road width as per FMB (certified in the Road width committee meeting) varies from 15.2 to 18.2 meters).

3. The Chief Engineer, WRO, Public Works Department in his letter No.T5(3)/6270/2007, dated 18.09.2007 has issued No Objection Certificate on inundation point of view and for permission to construct a culvert across the channel to access the site.

4. The request was placed before the Technical Committee on 29.10.2007. A copy of the note placed before the Technical Committee is annexed (Annexure-I).

5. The Technical Committee made the following recommendations:-

“The committee recommended for reclassification of the site under reference from Agricultural use zone to Light Industrial use zone subject to the following conditions:-

- a) Applicant should comply with the conditions specified by PWD in Lr.No.T5(3)/6720/2007, dated 18.09.2007.
- b) Applicant should obtain consent order from TNPCB at the stage of issue of planning permission for the proposed building.

- c) Application should provide in his land an access road of minimum width 9.0 m from the public road (burial ground road) for the land in S.No.129/5”.

6. The recommendation of the Technical Committee was placed before the Authority for decision in its meeting held on 29.07.2008. As per A.R.No.146/2008, the Authority discussed the requirement of 18 m. road for this proposal and due to non-availability of required road width, the subject was deferred for re-examination (Annexure-II).

7. Subsequently, in G.O. (MS) No.245, H&UD (UD-I) Department, dated 28.11.2008, the following variation notification is made:

“ In the said master plan, in the Development Regulation for Chennai Metropolitan Area, after regulation 38, the following regulation shall be added, namely:-

39. Transitory provision:

All applications for development including multistoried building, pending prior to 2nd September 2008 shall be disposed of in accordance with the Development Control Rules for the Chennai Metropolitan Area under the First Master Plan for the Chennai Metropolitan Area”.

8. As per the above notification, all planning permission applications, which are pending prior to 2nd September 2008 shall be disposed of in accordance with the Development Control Rules for the Chennai Metropolitan Area under the first Master Plan. But, in respect of reclassification request received from the land owners and pending prior to 2nd September 2008, it is not clear whether the Government Order in G.O.(MS) No.245, H&UD (UD-I) Department, dated 28.11.2008 pertains to planning permission applications only or it cover reclassification also, as the proposal sent from CMDA for amendment to the Development Regulation of Second Master Plan for Chennai Metropolitan Area 2026 providing for Transitory Provisions for the procedure to be followed did not include reclassification request. Therefore, a decision has to be arrived at whether the Government order in G.O.Ms.No.245, H&UD Department, dated 28.11.2008 pertains to planning permission applications only or it covers reclassification also.

9. The road width required as per First Master Plan is 7.2 meters. Road width available as per inspection report is 12.2 meters. Road width as per Gift Deed is 18 meters. Road width as per FMB (certified in Road Width Committee meeting) varies from 15.2 meters to 18.2 meters. The Road width required as per the 2nd Master Plan is 18 meters. Based on the decision to be taken on para 7 above, the compliance of the rule requirement will be applied.

10. If it is considered to dispose the reclassification application pending prior to 02.09.2008 in accordance with the DCR for Chennai Metropolitan Area under the 1st Master Plan, this reclassification proposal complies the rules

requirement. But, if the is considered to dispose in accordance with DR for CMA under the 2nd Master Plan, this reclassification proposal does not comply the minimum road width requirement.

11. Therefore, the subject is again placed before the Authority for its decision.

C.No.R1/22246/2007

MEMBER-SECRETARY.

Agenda Item No.4.04

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.43/1 part, 2, 44, 48/1A1, 1A2, 2A, 2B, 3B of Perumalagaram 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 lands of an extent of 4.92 acre (1.99.00 Hectare) in S.Nos.43/1 part, 2, 44, 48/1A1, 1A2, 2A, 2B, 3B of Perumalagaram Village from Agricultural use zone to Primary Residential use zone to develop residential layout. The request was placed before the Technical Committee on 19.01.2009. A copy of the note placed before the Technical Committee is annexed (Annex.I).

2. The Technical Committee made the following recommendations:-

“The committee decided not to recommend the reclassification of the land in S.Nos.43/1 part, 2, 44, 48/1A1, 1A2, 2A, 2B, 3A, 3B of Perumalagaram Village into Primary Residential use zone, taking into account the decision taken in the earlier Technical Committee held on 14.10.2008 and considering the proposed guidelines for reclassification”.

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

C.No.R1/15916/2006

MEMBER-SECRETARY.

Agenda Item No.4.05

Metropolitan Development – Master Plan – Chennai
Metropolitan Area – Variation to land use –
S.No.205/2A of Madhavaram Village from Institutional
use zone to Primary Residential use zone - Subject
placed before the Authority for decision.

Thiru T.S. Krishnamurthy has applied for reclassification of lands of an extent of 10.9 Acre (4.44.5 Hectare) in S.No.205/2A of Madhavaram Village from Institutional use zone to Primary Residential use zone to develop residential layout. The request was placed before the Technical Committee on 19.01.2009. A copy of the note placed before the Technical Committee is annexed (Annex.I).

2. The Technical Committee made the following recommendations:-

“The committee decided not to recommend the reclassification of the land in S.No.205/2A of Madhavaram Village from Institutional use zone to Primary Residential use zone, taking into account the decision taken in the earlier Technical Committee held on 14.10.2008 and considering the proposed guidelines for reclassification”.

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

C.No.R1/4724/2008

MEMBER-SECRETARY.

Agenda Item No.4.06

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use for S.Nos.720 & 721 of Sholinganallur Village from Salt Pan and S.No.337/20 of Semmanchery Village from Non-Urban use zone to Institutional use zone – Recommendation of Technical committee placed before the Authority and application of rule Urban Development Control Rules of 1st Master Plan or Development Regulations of 2nd Master Plan – Decision to be taken - Placed before the Authority for decision.

M/s National Maritime Academy has applied for reclassification of land in S.Nos.702 & 721 of Sholinganallur Village of an extent of 29.95.0 Hectares from Open Space & Recreational use zone and S.Nos.337/20 of Semmanchery village of an extent of 91.50.0 Hectares from Non-Urban use zone to Institutional use zone for construction of National Maritime Complex. As per Second Master Plan, S.Nos.720 & 721 of Sholinganallur Vilalge lies in Salt Pan and S.No.337/20 of Semmanchery Village lies in Non-Urban use zone. The total extent of the site under reference is 121.45.0 Hectares (299.98 Acres). The reclassification request was placed before the Technical Committee on 16.07.2008. A copy of the note placed before the Technical Committee is annexed (Annex.I).

2. The Technical Committee made the following recommendations:-

“In respect of reclassification proposal submitted by M/s National Maritime Academy for reclassification of the site said above into Institutional use zone, the committee recommended to reclassify the site under reference into Institutional use zone subject to conditions stipulated by PWD and subject to satisfaction of CRZ norms”.

3. Subsequently, the 2nd Master Plan has come into effect from 02.09.2008 and the road width requirement as per the 2nd Master Plan is 18 meters. But, the road width available as per the inspection report is 10.67 meters and does not comply the minimum road width requirement.

4. Now, in G.O. (MS) No.245, H&UD (UD-I) Department, dated 28.11.2008, the following variation notification is made.

“In the said master plan, in the Development Regulation for Chennai Metropolitan Area, after regulation 38, the following regulation shall be added, namely:-

39. Transitory provision:

All applications for development including multistoreyed building, pending prior to 2nd September 2008 shall be disposed of in accordance with the Development Control Rules for the Chennai Metropolitan Area under the first master plan for the Chennai Metropolitan Area”.

“As per the above notification, all planning permission applications, which are pending prior to 2nd September 2008 shall be disposed of in accordance with the Development Control Rules for the Chennai Metropolitan Area under the First Master Plan. But, in respect of reclassification request received from the land owners and pending prior to 2nd September 2008, it is not clear whether the Government Order in G.O.(MS) No.245, H&UD (UD-I), Department, dated 28.11.2008 pertains to planning permission applications only or it cover reclassification also, as the proposal sent from CMDA for amendment to the Development Regulation of 2nd Master Plan for Chennai Metropolitan Area 2026 providing for Transitory Provisions for the procedure to be followed did not include reclassification request. Therefore, a decision has to be arrived at whether the Government order in G.O.MS No.245, of H&UD Department, dated 28.11.2008 pertains to planning permission application only or it covers reclassification also”.

5. The road width required as per 1st Master Plan is 7.2 meters. Road Width available as per inspection report is 10.67 meters. The Road width required as per the 2nd Master Plan is 18 meters. Based on the decision to be taken on para 4 above, the compliance of the rule requirement will be arrived.

6. If it is considered to dispose the reclassification application pending prior to 2.9.2008 in accordance with the DCR for Chennai Metropolitan Area under the 1st Master Plan, this reclassification proposal complies with the rule requirement and the recommendations of the Technical Committee set in para No.2 may be considered. But, if it is considered to dispose in accordance with DR for CMA under the 2nd Master Plan, this reclassification proposal does not comply with the minimum road width requirement.

7. Subject to approval of above, a draft Note for Authority is kept below..

5.01

AGENDA ITEM NO. 5.1

CMDA – Area Development Unit – Allotment Division – Allotment of shop to M/s. Tamilnadu Horticultural Producers Co-operative Enterprises Ltd. (TANHOPE), Chennai-5 – Allotment of vacant shops No.F90 and F92 in Phase-II – Subject placed before Authority for ratification.

In A.R.No.250/2006, dated 30.10.2006, the Authority has resolved to issue the Advertisement once in a year indicating the shops available for allotment giving 90 days' time to file the application along with Initial Deposit to be paid. If more number of applications are received for a particular shop, then that plot/shop shall be allotted through drawal of lots. The unsuccessful applicants may either opt for refund of Initial Deposit in full or opt for some other available shop for allotment. Subsequently in A.R.No.140/2007 dated 05.06.2007 has modified to release the advertisement once in six months for allotment of unallotted shops.

2. Now M/s. Tamilnadu Horticultural Producers Co-operative Enterprises Ltd. (TANHOPE), Chennai-5, have requested to allot two FRUIT SHOPS No.F90 and F92 in Anna Fruit Market, Phase-II on Hire purchase scheme at the prevailing rate (2008-2009 rate as per A.R.No.175/2008, dated 22.10.2008) for Rs.2500/- per sq.ft. for the purpose of banana ripening activities with ripening chamber.

3. The Commissioner, Horticulture and Plantation Crops and Special Officer, M/s. Tamilnadu Horticultural Producers Co-operative Enterprises Ltd. (TANHOPE), Chennai-5 has requested this Authority to allot shops F90 and F92 in the "F" Block of the Fruit Market, Phase-II in Koyambedu Wholesale Market Complex at the rate of Rs.2500/- per sq.ft. They have also accepted the terms and conditions of allotment and mode of payment on hire purchase basis.

4. As per the orders of the Hon'ble Minister, Information and Chairman, CMDA, Chennai-8 allotment orders have been issued to TANHOPE, Chennai-5 and clearance certificate issued to take possession of shop F-90 and F-92 after collecting the 20% of Initial Deposit from total cost of shop with other charges as per the procedure in place.

5. Now, the above subject is placed before the Authority for ratification of allotment of shops No.F90 and F92 to TANHOPE.

AGENDA ITEM NO. 5.2

Establishment – CMDA – Departmental action against the Thiru B. Rajagopala Rao, SE – Retired on superannuation on 30.11.2008 A.N. – Subject placed before the Authority for ratification.

The Government in G.O.2(D) No. 67 H&UD dated 26.7.2006 (copy enclosed) have issued remittal orders directing this office to initiate departmental action against Thiru B. Rajagopala Rao, S.E. (retired on 30.11.2008) and Thiru D. Manivel, S.E. (retired on 30.04.2008) for certain irregularities in awarding of tender to M/s.JMC Projects Ltd., for the construction of CMBT. Accordingly charges after due vetting by DVAC were framed against Thiru B. Rajagopala Rao, S.E. and Thiru D. Manivel, S.E. Thiru S. Santhanam, C.P. was appointed as the Enquiry Officer. As Thiru D. Manivel, S.E. was to retire prior to Thiru B. Rajagopala Rao, S.E. the case of Thiru D. Manivel, S.E. was taken up in the first instance. As the charges were held not proved the departmental action against Thiru D. Manivel was dropped and he was permitted to retire from service on 30.04.2008. Subsequently the Enquiry Officer completed the enquiry in respect of Thiru B. Rajagopala Rao, S.E. and submitted his report to Member-Secretary, on 07.10.2008 (copy enclosed). In his report the Enquiry Officer has concluded that the charges against Thiru B. Rajagopala Rao, S.E. are not held proved. As directed by Government in the above G.O. the Enquiry Officer's report was sent to DVAC, on 14.10.2008. The DVAC in their Letter No. DE/66/2004/PUB/HQ dated 14.11.08 (copy enclosed) have stated as follows:

“The Enquiry Officer has held that the charges against Thiru B. Rajagopala Rao, S.E., CMDA, Chennai are not held proved on the ground that the Engineers of CMDA need not follow any G.O., Manual, Circulars issued by the PWD and that any thing done by them, if approved by the Sub-Committee of the CMDA, becomes correct. It is therefore requested that the Government may decide on the stand taken by the Enquiry Officer.

In this regard it is informed that charges were also framed against Thiru D. Manivel, S.E. along with Tr. B. Rajagopala Rao as Co-accused officer and those charges were enquired on the first instance and the said charges against Tr. D. Manivel were also held as not proved. The Member-Secretary, CMDA, Chennai in his Proc.No.E1/15774/2006, dt. 30.10.2007 had dropped further action against Tr. D. Manivel, S.E.”

5.04

2. The report of the Enquiry Officer along with the views of DVAC have to be placed before the Authority for a decision as the Authority is the appointing Authority and disciplinary Authority for the post of S.E. However as the Authority Meeting could not be convened in November'2008 and as the officer was due to retire on 30.11.2008 A.N. on superannuation, the Enquiry Officer's report alongwith DVAC views was submitted to Hon'ble Chairman, CMDA for a decision. The Chairman, CMDA accepted the Enquiry Officer's report and ordered to drop further action against Thiru B. Rajagopala Rao, S.E. and to forward the same to Vigilance Commission through the administrative department (H&UD) for its concurrence as ordered in Para 4 of G.O. (2D) No.67 H&UD Department dated 26.07.2006 and on receipt of the concurrence from Government, the delinquent officer may be permitted to retire on 30.11.2008 A.N. on superannuation and the matter may be taken upto Authority for ratification. As ordered the Enquiry Officer's Report along with the views of the DVAC were forwarded to Vigilance Commission through H&UD in this office Lr.No.E1/15774/2006 dated 25.11.2008. The Government (H&UD) in their Lr.No.28924/UDII(2)/08-1 dated 28.11.2008 (copy enclosed) have stated that the proposal was taken up with the Vigilance Commissioner for concurrence and in view of the fact that the Chairman, CMDA has already accepted to drop further action on the disciplinary proceedings against the Accused Officer Thiru B. Rajagopala Rao, S.E. the Vigilance Commission has stated that it has no remarks on the proposal and Government have requested to pursue action accordingly. In view of the above Thiru B. Rajagopala Rao, S.E. was permitted to retire on superannuation on 30.11.2008 A.N. in this office Proc. No.E1/15774/06 dated 28.11.2008 in anticipation of the approval of the Authority.

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

C.No.E1/15774/2006

MEMBER-SECRETARY.

AGENDA ITEM NO. 5.3

CMDA – Master Plan Unit – Second Master Plan for Chennai Metropolitan Area – Monitoring and Review Committees constituted – Subject placed before the Authority for ratification.

The Second Master Plan for Chennai Metropolitan Area has come into force on 02.09.2008. In the report of the Second Master Plan volume-I Chapter-XIV, the details on the monitoring and implementation committees and the need for continuous review and monitoring are stated.

2. The details and composition committees are given in the Annex.I.

3. The Committee would in respect of the sectors assigned:-

- Advise on the action to be taken to achieve the objectives of the Second Master Plan.
- Prioritise the policies, programme and action plans recommended in the Second Master Plan and advise the departments/agencies concerned to implement, within time frames.
- Recommend details studies to be made to detail the policies and programme and for effective implementation of the programme and action plans.
- To frame details policies such as affordable housing policy for Chennai Metropolitan Area, policy for pedestrian safety etc. for Government's approval and adoption.
- Review broadly the progress of implementation and recommend timely corrections if any, for effective implementation.
- To identify measurable indicators to evaluate and monitor the progress made in achieving the vision and objections of the plan in general and policies and programme of the sectors/subjects in particulars.
- Any other matter as may be necessary for effective implementation of the Second Master Plan.

5.112

- ii) **The committee shall meet at least once in 3 months.**
- iii) **The actions taken by the committee shall be reported to the Authority in the months of March and August of every year.**
- iv) **The non-official members of the committees will serve a term of two years initially and their term may be extended for further periods as may be decided by the Authority.**
- v) **An allowance of Rs.1500/- per meeting will be paid as sitting fees and conveyance allowance per meeting to the non-official members.**
- vi) **The concerned Division/Unit in CMDA will function as secretariat to the committee.**
- vii) **The committees may invite experts in the concerned fields for the meetings as special invitees and these special invitees when they are non officials, allowance stated above is payable.**

4. The rough estimate for allowances to be paid to the non-official members/special invitees (including refreshment charges) is Rs.2 lakhs for this year (2008-2009). (No consultancy study is expected to be taken up under SMP Head this year). A budgetary allocation of Rs.2 lakhs may be made in the Revised Estimate 2008-2009.

5. With the approval of the Hon'ble Minister for Information, the committees have been constituted and they have started to function from 15.12.2008.

6. The subject is placed before the Authority for ratification.

AGENDA ITEM NO. 5.4

Establishment – CMDA – Empanelment of Advocates – Subject placed before the Authority for ratification.

The Government in Lr.No.895/BPE/95-1 Finance (BPE) Department dated 30.5.1995 (copy enclosed) have issued orders allowing the Public Sector Undertakings/Boards to pursue and choose legal counsel on their own.

2. Accordingly, the following advocates were empanelled as ‘Panel Advocates’ for representing CMDA in various courts.

i)	Thiru Hasan Md. Jinnah	High Court (w.e.f. 10.09.2007)
ii)	Thiru I. Paranthamen	High Court (w.e.f. 18.12.2007)
iii)	Thiru C. Kathiravan	City Civil Court (w.e.f. 03.11.2006) (Additional charge – High Court)
iv)	Thiru K. Kovi Ganesan	City Civil Court (w.e.f. 03.11.2006)
v)	Thiru D. Veerasekaran	High Court & City Civil Court (w.e.f. 19.01.2008)

3. Thiru J. Ravindran, Advocate whose name has been forwarded by the Office of the Hon’ble Minister for Information and Chairman, CMDA for consideration, has been included in the panel of Advocates of CMDA for representing before the Hon’ble High Court & City Civil Court on a retainer fee of Rs.5000/- P.M. and orders issued in Lr.No.E1/121/09, dated 09.01.09 (copy enclosed) in anticipation of the approval of the Authority.

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

6.01

AGENDA ITEM NO. 6.1

Establishment – CMDA – Preparation of revised panel for promotion to the post of Chief Planner – Recommendations of Administrative and Finance Committee -Subject placed before the Authority for approval.

A copy of the self explanatory note in which a proposal for preparation of revised panel for promotion to the post of Chief Planner in CMDA was placed before the Administrative and Finance Committee (AFC) is enclosed. The Administrative and Finance Committee at its meeting held on 05.12.2008 has resolved as follows:

The Committee after perusing the service details and taking note of the fact that the two Senior Planners are not due to retire from service within the panel validity period of one year, recommends revising the earlier approved panel for Chief Planner and empanelling the following two Senior Planners against the two vacancies for promotion to the post of Chief Planner by restoring the original seniority among the Senior Planners.

- i) Thiru B.S. Ravindran, Senior Planner
- ii) Thiru R.R. Kubendran, Senior Planner

2. The recommendation of the Administrative and Finance Committee is placed before the Authority for approval.

C.No.E2/8930/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 6.2

Establishment – CMDA — Purchase of new vehicle No.TN-01-AF-9723 to Justice (Thiru) S. Mohan, Chairman for the committee on review of T&CP Act, 1971 – Subject placed before Authority for ratification/approval.

The Government in G.O.Ms.No.171, (H&UD) dated 30.07.2008, have directed the Member-Secretary, CMDA to purchase and provide a “Mahindra & Mahindra Scorpio A/c Car” to Justice (Thiru) S. Mohan, Chairman for the committee on review of T&CP Act, 1971.

2. In accordance with the Government order, a new “Mahindra & Mahindra A/c Scorpio Car” No.TN-01-AF-9723 was purchased for Rs.10,68,851/- on 04.08.2008 and handed over to Justice (Thiru) S. Mohan. Since the Government have directed the Member-Secretary, CMDA to purchase and provide the car urgently to the Justice, the above vehicle was purchased without budget allocation for the year 2008-2009.

3. It is therefore proposed to place this subject before the Authority, for ratification of the purchase of new car for Rs.10,68,851/- and approval for making necessary provision, to include this expenditure, in the Revised Estimate for 2008-2009.

4. The subject is placed before the Authority for ratification/approval.

C.No.E7/14992/2008

MEMBER-SECRETARY.

AGENDA ITEM NO. 6.3

Establishment – CMDA - Thiru S. Arunraj, Personnel Manager – Promotion to the post of Senior Estate Officer – Relaxation of service experience - Subject placed before the Authority for approval.

Based on the guidelines issued in the A.R.No.194/90, dated 15.10.1990, an estimate of vacancies was prepared for the year 2008-2009. As per the estimate of vacancy for the year 2008-2009 two posts of Senior Estate Officer and one post of Administrative Officer (totalling 3 posts) were arrived at as vacant due to retirement of the incumbents in the posts. The posts of Senior Estate Officer/Administrative Officer are interchangeable and having identical scale of pay (Rs.10000-325-15200). For filling up the above three vacancies a panel taking 31st March 2008 (as per A.R.No.194/90, dated 15.10.90) as a crucial date was prepared for the post of Senior Estate Officer/Administrative Officer empanelling three candidates. Out of which two incumbents were promoted as Senior Estate Officer/Administrative Officer and the third incumbent included in the panel for promotion to the post of Senior Estate Officer namely Tmt. R. Vasanthi, Personnel Manager had retired from service voluntarily on 29.09.2008 A.N. Now one post of Senior Estate Officer falls vacant due to the retirement of Thiru J. Wesley, Senior Estate Officer on superannuation on 30.11.2008 A.N. Hence the next senior most person in the category of Personnel Manager Thiru S. Arunraj, has to be considered for promotion to the post of Senior Estate Officer.

As per Draft Service Regulations (pending with Government for approval) for promotion to the post of Senior Estate Officer 2 years experience in the feeder post of Personnel Manager is prescribed. It was noticed that as on 31.03.2008 (the crucial date) Thiru S. Arunraj, P.M. was not fully qualified and falling short by 5 months and 6 days experience against the 2 years experience prescribed for promotion.

2. As Thiru S. Arunraj, Personnel Manager is the senior most person in the category of Personnel Manager for promotion to the post of Senior Estate Officer and the powers of relaxation for promotion are vested with the Authority, it is proposed to promote Thiru S. Arunraj, Personnel Manager as Senior Estate Officer by relaxing the shortfall period of 5 months and 6 days against the required 2 years experience.

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

AGENDA ITEM NO. 6.4

Establishment – CMDA – Engineering Service – Qualification prescribed for the post of AEE in the Draft Service Regulations pending with Government – relaxation proposal of Thiru M. Sivalingam, A.E. – Subject placed before the Authority for approval.

As per Draft Service Regulations pending with Government, the following method of appointment and qualification have been prescribed for the post of AEE (Rs.8000-275-13500).

Name of the post	Method of appointment	Qualification
Asst.Exe. Engineer	1. By Direct recruitment	Must possess B.E. Degree in Civil or must have served as A.E. for ten years in Govt./Public Sector Undertaking.
	(or)	
	By recruitment by transfer from the category of AE/JE from CMDA Engineering Subordinate Service	Must possess B.E. Degree in Civil or Highways and must have served as Assistant Engineer for a period of five years in CMDA
	(or)	Must possess Diploma in Civil engineer and must have worked as Junior Engineer for a period of not less than 10 years in CMDA.
	By deputation from any Engineering Organisation of Govt./or Govt. Undertakings inclusive of Boards/ Corporations.	Note: The ratio between J.Es. (Diploma holder) and A.Es. (Degree holder) shall be 1:3

2. It is seen from the above that the Draft Regulations provide for promoting A.Es. joining with a degree in Civil or Highways on completing 5 years as A.E.E. and there is no provision for counting the services served in the post of J.E./A.E. together for promoting a J.E. on acquiring B.E. Degree to the post of A.E.E.

3. Thiru M. Sivalingam, A.E. has stated that he has been promoted as J.E. on 10.09.1996 and he has been re-designated as A.E. on 20.05.2004 on acquiring B.E. (Degree). Now he has completed 3 years 10 months and 12 days as on 31.03.2008 (crucial date) in the post of A.E. As per the above regulations he has to put up 5 years service in the post of A.E. and in total he has to serve for 12 years despite having B.E. qualification. On the contrary Diploma Holders with 10 years service in the post of J.E. can be promoted as A.E.E. Had he continued as J.E. without acquiring B.E. degree he would have become A.E.E. It is not fair to delay promotion to a higher qualified person insisting for a specific period of service while lesser qualified persons are considered for promotion. He has further stated that in other Boards like TNHB the services rendered as J.E. and A.E. put together is taken into account for promotion as A.E.E. He is the senior most person in the post of A.E. to be promoted as A.E.E. But as per Draft Service Rules pending with Government for approval he has to serve for 5 years as A.E. for promotion to the post of A.E.E. It was noticed that on 31.03.2008 (the crucial date) Thiru M. Sivalingam, A.E. was not fully qualified and falling short by 1 year 1 month and 18 days experience against the 5 years experience prescribed for promotion.

4. Considering this as an exceptional case and the services rendered by Thiru M. Sivalingam in the post of J.E. (nearly 7 years) and the services rendered in the post of A.E. (3 years 10 months and 12 days), he may be considered for promotion to the post of A.E.E. by relaxing the short fall period of 1 year and 48 days as there is no A.E. available waiting for promotion to the post of A.E.E.

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

CONFIDENTIAL:

AGENDA ITEM NO. 6.5

Establishment – CMDA – Thiru R. Sivasubramanian, Chief Planner- Retirement on 31.01.2009 A.N. on superannuation – Departmental action – Pending – Subject placed before Authority for decision.

Thiru R. Sivasubramanian, Chief Planner is due to retire on superannuation on 31.01.2009 A.N.

The Government in G.O.(2D) No.1268 H&UD dated 15.10.2008 among other things have ordered to initiate departmental action against 9 officers of CMDA including Thiru R. Sivasubramanian, Chief Planner in respect of the main allegation that they have failed to take prompt action against the unauthorised commercial constructions in North Usman Road and Usman Road, T. Nagar, Chennai-17 between 1999 and 2006. As ordered by Government, departmental action has been initiated and records from DVAC have been received. Charges are to be framed shortly. Thiru R. Sivasubramanian was serving as Senior Planner in Enforcement Cell from October'2001 to June'2002 and has been alleged to be guilty of lack of supervision that led to unauthorised commercial construction in T. Nagar area.

As per G.O.Ms.No.144 P&AR Department dated 08.06.2007 (copy enclosed) pertaining to suspension of employees on the eve of retirement, suspension should be resorted to only if the gravity of the lapse committed is so serious as to warrant any one of the major penalties. But the allegation against the delinquent is that during his tenure as Senior Planner from October'2001 to June'2002 he failed to supervise his subordinates in regard to monitoring unauthorised constructions.

As departmental action is contemplated against Thiru R. Sivasubramanian, Chief Planner it is proposed to allow Thiru R. Sivasubramanian, Chief Planner to retire without prejudice to disciplinary action against the officer.

The above proposed is placed before Authority for a decision.

C.No.E2/24235/2008

MEMBER-SECRETARY.

MINUTES OF THE 228TH AUTHORITY MEETING HELD ON 22.01.2009 AT 4.00 p.m. IN THE CONFERENCE HALL OF CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, THALAMUTHU-NATARAJAN BUILDING, EGMORE, CHENNAI - 600 008.

THE FOLLOWING WERE PRESENT:

CHAIRMAN

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

MEMBERS

People's Representatives and Non-Official Members:

1. THIRU S.R. RAJA, M.L.A.
2. THIRU V.S. BABU, M.L.A,
3. THIRU R.S. BHARATHI, M.A.,B.L.,
Chairman, Alandur Municipality.
4. TMT. R. ESWARI RAJA,
Chair-Person, Minjur Panchayat Union.
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 R. SELLAMUTHU, I.A.S.,
Principal Secretary to Government,
Housing & Urban Development Dept.,
Fort St. George, Chennai – 600 009.

and

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

and

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

4. THIRU J. VENKATESAN,
Joint Secretary to Govt.,
Finance Department,
Fort St. George,
CHENNAI-600 009.
(NOMINEE OF SECRETARY TO GOVT, FINANCE)
5. THIRU SHIVDAS MEENA, I.A.S.,
Managing Director, CMWSSB
Chennai-600 002.

6. **THIRU ASHOK DONGRE, I.A.S.,
Commissioner,
Town and Country Planning,
Anna Salai, Chennai – 600 002.**
7. **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 M.F. FAROOQUI, I.A.S.,
Secretary to Government,
Industries Department,
Fort St. George,
CHENNAI-600 009.**
2. **THIRU DEBENDRANATH SARANGHI, I.A.S.,
Secretary to Government,
Transport Department,
Fort St. George, Chennai – 600 009.**
3. **THIRU RAJESH LAKHONI, I.A.S.,
Commissioner,
Corporation of Chennai,
Chennai-600 003.**
4. **THIRU V. SHANMUGASUNDARAM,
Joint Director of Town and
Country Planning,
Anna Salai, Chennai-600 002.**
5. **THIRU H. HARIRAJ, B.E.,
Chief Engineer (General),
Highways and Rural Works
Department, CHENNAI-600 005.**
6. **THIRU V. KARUNANITHI,
Chairman, Pammal Town Panchayat.**
7. **THIRU S. SANTHANAM,
Member-Chief Planner, CMDA.**

AGENDA ITEM NO. 1.1 – A.R. NO.1/2009

CMDA – Minutes of the CMDA meeting held on 22.10.2008 – Subject placed before the Authority for confirmation.

RESOLUTION

CONFIRMED.

AGENDA ITEM NO. 2.1 – A.R. NO.2/2009

CMDA – Action taken on the minutes of the CMDA meeting held on 22.10.2008 – Subject placed before the Authority for information.

RESOLUTION:

RECORDED.

AGENDA ITEM NO. 2.2 – A.R. NO.3/2009

CMDA – Audit Report and the Annual Accounts of CMDA for the year 2007-2008 – Received from the Chief Auditor of Statutory Boards – Subject placed before the Authority for information and adoption.

RESOLUTION

RECORDED AND ADOPTED. The Authority resolved to address the Secretary, MAWS Dept. regarding payment of dues by Corporation of Chennai.

AGENDA ITEM NO. 2.3 – A.R. NO.4/2009

CMDA – Finance Division – Submission of Accounts on Commercial Basis for the year ending 31.03.2008 - Subject placed before the Authority for information and adoption.

RESOLUTION

RECORDED AND ADOPTED. The Authority also appreciated the efforts taken by CA, CMDA in getting the Income Tax Dept. orders on granting the 12AA Registration with retrospective effect from the year 2002-2003, which gives tax relief to CMDA.

AGENDA ITEM NO. 2.4 – A.R. NO.5/2009

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 – A.R. NO.6/2009

Establishment – CMDA – Induction of Members to the Board of the Authority – Subject placed before the Authority for information.

RESOLUTION

RECORDED.

AGENDA ITEM NO. 2.6 – A.R. NO.7/2009

CMDA – Enforcement Cell – Amendment to the Tamil Nadu Town & Country Planning Act 1971 (Act No.61 of 2008) – Published in Gazette – Subject placed before the Authority for information.

RESOLUTION

RECORDED. Since the enforcement powers under the Act are exercised by the Member-Secretary, CMDA, executive authorities of the Local Bodies and other officials within Chennai Metropolitan Area, the Authority resolved to delegate the enforcement powers under this amended provisions to them.

AGENDA ITEM NO. 3.1 – A.R. NO.8/2009

KWMC – Development of about 1.1 Acre in S.No.199/2A1 of Koyambedu Village – Proposals for taking up this work and appointing M/s. Kuldip Singh & Associates as Consultants - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to request the Member-Secretary to negotiate with M/s. Kuldip Singh, Architect for reducing the fee, following the procedure prescribed under the TN Transparency in Tenders Act.

AGENDA ITEM NO. 3.2 – A.R. NO.9/2009

CMDA – APU – A-Channel – Planning Permission Application for the proposed construction of Ground Floor + First Floor residential building with single dwelling unit at Plot No.M-612, 28th Cross Street, Thiruvalluvar Nagar, Chennai-600 041 in S.No.213 part, T.S.No.265, Block No.65 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. 3.3 – A.R. NO.10/2009

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 Plot No.16, Old No.5/506, New Door No.5/518, P.V. Subramaniam Salai, Venkatesapuram, Kottivakkam, Chennai-600 041 in S.No.256/11, Kottivakkam 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.11/2009

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 New Door No.29, Old Door No.13, Arulanandam Street, Mylapore, Chennai-600 004 in R.S.No.2501 (Document), R.S.No.2501/7 (Patta), Block No.50 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. 3.5 – A.R. NO.12/2009

CMDA – APU – A-Channel – PPA for the proposed construction of Stilt Floor (Part) + Ground Floor (Part) + First Floor and Second Floor (Part) residential building with four dwelling units at Plot No.5, IV-th Sea Ward Road in S.No.210/2, T.S.No.167, Block No.62 of Thiruvanmiyur Village, Chennai-600 041 – 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.13/2009

BUDGET – CMDA - Revised Estimate 2008-09 and Budget Estimate 2009-10 - Placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the RE 2008-09 and B.E. 2009-10.

AGENDA ITEM NO. 3.7 – A.R. NO.14/2009

CMDA – ADU – F.A. Division – Fixing of price for the vacant plots at I&SM at Sathangadu - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposals as proposed in para 8 of the note. The Authority also resolved that while issuing revocation orders to the cancelled allottees, the revised rate should be mentioned in the order and undertaking obtained for payment of the revised rates before issuing such orders.

AGENDA ITEM NO. 3.8 – A.R. NO.15/2009

CMDA – ADU – New Town Division – MM Nagar New Town Project – handing over of about 10 acres of land in S.No.336 pt. of Kattankulathur Village to Maraimalai Nagar Municipality as OSR space for developing it into Parks and Play Field and in principle clearance for handing over of remaining OSR spaces in future in a phased manner – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposals as in para 10 (1&2) of the note.

AGENDA ITEM NO. 3.9 – A.R. NO.16/2009

CMDA – Master Plan Unit – Transfer of Development Rights Institutional set up – Staff proposal placed before Authority for approval.

RESOLUTION

The Authority after detailed deliberations approved the staff proposals as in para 6 and to forward the same to Government for issue of orders and also the suggestions proposed in para 4, 5, 7 & 8 of the note.

AGENDA ITEM NO. 3.10 – A.R. NO.17/2009

CMDA – TRUST – Pension Fund – Pension liability for next 5 to 10 years – Augmentation of fund to Pension Trust – Subject placed before the Authority for approval.

RESOLUTION

The Authority after detailed deliberations resolved to provide Rs.25 crores to the CMDA Employees Pension Fund Trust from the funds of the Authority.

AGENDA ITEM NO. 3.11 – A.R. NO.18/2009

CMDA – Master Plan Unit – Development Regulation under Second Master Plan – Proposed guidelines for Premium FSI – Subject placed before Authority for reconsideration.

RESOLUTION

The recommendations of the stakeholders emanating from the meeting held on 12.01.2009 on the issue of allowing premium FSI in CMA were summarized by VC. Hon'ble Chairman, CMDA and Thiru R.S. Bharathi, member explained the need for allowing premium FSI in Chennai City Corporation Area particularly from the view point of residential requirements of the EWS. The Managing Director, CMWSSB said that in the opinion of CMWSSB, the existing water and sewerage infrastructure may not be able to handle additional FSI in the city. The Secretary, H&UD was of the view that norms may be laid down for allowing premium FSI within Chennai city limits and complete exclusion of the city area may not be practicable. The Commissioner of Town & Country Planning suggested having norms such as linkage to road width etc. After detailed deliberations the Authority resolved to recommend the proposed guidelines to Government after deleting sub para (i) of para 4, namely “Chennai City Corporation Area”, of the proposed guidelines.

AGENDA ITEM NO. 3.12 – A.R. NO.19/2009

CMDA – CW – Sathangadu – Relaying the existing Roads with Cement Concrete Pavement at I&SM Complex, Sathangadu – Subject placed before Authority for revised Administrative approval for Rs.146.00 lakhs.

RESOLUTION

The Authority resolved to accord revised administrative sanction for Rs.146 lakhs for relaying existing roads at I&SM, Sathangadu and also ratified the action of the office in having awarded the tender in anticipation of the approval of the Authority.

AGENDA ITEM NO. 3.13 – A.R. NO.20/2009

CMDA – Public Relations Division – Contribution to the Corpus fund of AMDA - Placed before the Authority for decision.

RESOLUTION

The Authority resolved to sanction Rs.6 lakhs to the Corpus fund of AMDA.

AGENDA ITEM NO. 3.14 – A.R. NO.21/2009

CMDA – APU – B-Channel (Central) – Planning Permission Application for the proposed construction of Stilt Floor (part) + Ground Floor (part) + 3 Floors + 4th Floor (part) Shop and 7 dwelling units at Door No.11/1, Cooum River Road Komaleeswaranpet, Pudupet, Chennai-2 in R.S.No.1219/1 & 3, Block No.45 of Egmore Village - Site lies in CRZ-II Area - Subject placed before the Authority for approval from CRZ angle.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.15 – A.R. NO.22/2009

CMDA – APU – B-Channel – PP – Proposed construction of Stilt + 4 Floors Residential building with six dwelling units and Bank at Door No.22, Santhome High Road in S.No.2420/1 and 2421/2, Block No.49 of Mylapore Village - Site under reference falls within 500m distance from Bay of Bengal – CRZ-II Area - Subject placed before the Authority for decision from CRZ angle.

RESOLUTION

The Authority resolved to approve the proposal from CRZ angle.

AGENDA ITEM NO. 3.16 – A.R. NO.23/2009

CMDA – Administration Division – Payment of Interim Relief arrears pending recommendations of the VIth Pay Commission – Govt. Orders – Implemented – Budget provision – Requested – Subject is placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the proposal in para 2 of the agenda note.

AGENDA ITEM NO. 4.1 – A.R. NO.24/2009

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.No.725/1, 2, 727/2, 737/1 and 737/2B of Madhavaram Village from Mixed Residential use zone to Industrial use zone – Subject placed before the Authority for approval.

RESOLUTION

The Authority discussed the request for reclassification of the lands falling in S.No.725/1, 2, 727/2, 737/1 and 737/2B of Madhavaram Village from Mixed Residential use zone to Industrial use zone and considering Phase-I of LADS project was already dropped and decision relating to acquisition proposal of Phase-III of LADS project is pending for a long time, the Authority resolved to reclassify the site under reference into Industrial use zone subject to the condition that in case if the land is required for LADS project, the applicant should not resist any acquisition of the said lands in future and on furnishing an undertaking to this effect as well as subject to obtaining consent from TNPCB before issue of planning permission.

AGENDA ITEM NO. 4.2 – A.R. NO.25/2009

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.No.548/1, 2, 3A & 3B, 554/2A, 2B & 2C, 555/1A, 1B, 1C, 1D, 1E, 1F, 2 & 3, 556/1, 645, 646, 740, 742, 743/1, 743/2A1, 2A2, 2A3, 2B & 3, 744 & 745/1 of Sholinganallur Village from Primary Residential use zone to General 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 conditions stipulated by the Technical Committee and applicant should provide in his land an access road of minimum width 9.0 meters from the public road (Nukkampalayam Road) for the lands in S.Nos.549.

AGENDA ITEM NO. 4.3 – A.R. NO.26/2009

Metropolitan Development – Master Plan – CMA – Variation to land use – S.No.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 decided to dispose of the reclassification application submitted prior to 02.09.2008 in accordance with the Development Control Rules for the Chennai Metropolitan Area under First Master Plan and resolved to reclassify the site under reference into Industrial use zone for establishing a container freight station yard only and subject to the conditions stipulated by the Technical Committee.

AGENDA ITEM NO. 4.4 – A.R. NO.27/2009

Metropolitan Development – Master Plan – CMA – Variation to land use – S.Nos.43/1 part, 2, 44, 48/1A1, 1A2, 2A, 2B, 3A, 3B of Perumalagaram Village from Agricultural use zone to Primary Residential use zone – Subject placed before the Authority for decision.

RESOLUTION

The Authority considering the existing guidelines for reclassification resolved to reclassify the site under reference into Primary Residential use zone, subject to obtaining NOC from the TNPCB at the stage of issue of Planning Permission.

AGENDA ITEM NO. 4.5 – A.R. NO.28/2009

Metropolitan Development – Master Plan – CMA – Variation to land use – S.No.205/2A of Madhavaram Village from Institutional use zone to Primary Residential use zone – Subject placed before the Authority for decision.

RESOLUTION

The Authority considering the existing guidelines for reclassification resolved to reclassify the site under reference into Primary Residential use zone.

AGENDA ITEM NO. 4.6 – A.R. NO.29/2009

Metropolitan Development – Master Plan – Chennai Metropolitan Area – Variation to land use – S.Nos.720 & 721 of Sholinganallur Village from Salt Pan and S.No.337/20 of Semmanchery Village from Non-Urban use zone to Institutional use zone – Recommendation of Technical Committee placed before the Authority and application of rule under Development Control Rules of 1st Master Plan or Development Regulations of 2nd Master Plan – Decision to be taken – Placed before the Authority for decision.

RESOLUTION

The Authority decided to dispose of the reclassification application submitted prior to 02.09.2008 in accordance with the Development Control Rules for the Chennai Metropolitan Area under First Master Plan and resolved to reclassify the site under reference into Institutional use zone, subject to the conditions stipulated by Public Works Department and subject to satisfaction of CRZ norms.

AGENDA ITEM NO. 5.1 – A.R. NO.30/2009

CMDA – Area Development Unit – Allotment Division – Allotment of shop to M/s. Tamilnadu Horticultural Producers Co-operative Enterprises Ltd. (TANHOPE), Chennai-5 – Allotment of vacant shops No.F90 and F92 in Phase-II – Subject placed before Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.2 – A.R. NO.31/2009

Establishment – CMDA – Departmental action against the Thiru B. Rajagopala Rao, SE – Retired on superannuation on 30.11.2008 A.N. – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.3 – A.R. NO.32/2009

CMDA – Master Plan Unit – Second Master Plan for Chennai Metropolitan Area – Monitoring and Review Committees constituted – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 5.4 – A.R. NO.33/2009

Establishment – CMDA – Empanelment of Advocates – Subject placed before the Authority for ratification.

RESOLUTION

RATIFIED.

AGENDA ITEM NO. 6.1 – A.R. NO.34/2009

Establishment – CMDA – Preparation of revised panel for promotion to the post of Chief Planner – Recommendations of Administrative and Finance Committee -Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the recommendations of the AFC.

AGENDA ITEM NO. 6.2 – A.R. NO.35/2009

Establishment – CMDA – Purchase of new vehicle No.TN-01-AF-9723 to Justice (Thiru) S. Mohan, Chairman for the committee on review of T&CP Act, 1971 – Subject placed before Authority for ratification/approval.

RESOLUTION

The Authority resolved to approve the proposals as in para 3 of the note.

AGENDA ITEM NO. 6.3 – A.R. NO.36/2009

Establishment – CMDA - Thiru S. Arunraj, Personnel Manager – Promotion to the post of Senior Estate Officer – Relaxation of service experience - Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the relaxation proposal.

AGENDA ITEM NO. 6.4 – A.R. NO.37/2009

Establishment – CMDA – Engineering Service – Qualification prescribed for the post of AEE in the Draft Service Regulations pending with Government – Relaxation proposal of Thiru M. Sivalingam, A.E. – Subject placed before the Authority for approval.

RESOLUTION

The Authority resolved to approve the relaxation proposal.

AGENDA ITEM NO. 6.5 – A.R. NO.38/2009

Establishment – CMDA – Thiru R. Sivasubramanian, Chief Planner-Retirement on 31.01.2009 A.N. on superannuation – Departmental action – Pending – Subject placed before Authority for decision.

RESOLUTION

The Authority resolved that charges against the accused may be framed immediately and there after a decision on whether he may be permitted to retire without prejudice to the departmental enquiry may be taken with the approval of Chairman, CMDA.

MEMBER-SECRETARY.

VICE-CHAIRPERSON.

CHAIRMAN.