

**MINUTES OF THE 54<sup>th</sup> MEETING OF THE MONITORING COMMITTEE HELD  
ON 21.08.2015 AT 4.30 PM IN MAIN CONFERENCE HALL OF CMDA**

**Members Present:**

1. Thiru Vikram Kapur, I.A.S.,  
Principal Secretary/Commissioner,  
Corporation of Chennai
2. Prof. Suresh Kuppaswamy,  
Prof. of Architecture

**Representatives:**

3. Thiru S. Vijayasekar,  
Joint Director (Northern Region),  
DF & RS
4. Thiru B. Uma Sankar  
SE/CEDC/Chennai Central  
TANGEDCO
5. Thiru M. Indirajithu,  
P.A. (General) to Collector,  
Chennai District

**Special Invitees:**

6. Thiru A. Karthik, I.A.S.,  
Member-Secretary, CMDA
7. Tmt. S. Chithra,  
Member & Chief Planner,  
Master Plan Unit, CMDA
8. Thiru M. Sivashanmugam,  
Chief Planner, MSB, APU
9. Tmt. M. Geetha,  
Chief Planner/Reg.Unit, CMDA
10. Thiru G.A. Baskara Rajan  
Senior Law Officer, CMDA
11. Thiru C.K. Balasubramanian  
Senior Planner  
Enforcement Cell

12. Thiru N. Periasamy,  
Deputy Planner,  
Enforcement Cell
13. Thiru C.S. Murugan,  
Deputy Planner, Reg. Unit
14. Thiru S. Panneerselvam,  
Deputy Planner, Reg. Unit

**Agenda Item 54.01** Reg. Unit – Leave of absence at the 54<sup>th</sup> Monitoring Committee Meeting

**Minutes** Leave of absence was granted to the following members to the 54<sup>th</sup> Monitoring Committee Meeting:

1. Thiru Dharmendra Pratap Yadav, I.A.S.,  
Vice-Chairman (i/c), CMDA and  
Convenor, Monitoring Committee
2. Dr. M. Saikumar, I.A.S.,  
Chairman cum Managing Director,  
TANGEDCO
3. Dr. B. Chandra Mohan, I.A.S.,  
Managing Director,  
CMWSSB
4. Tmt. E. Sundaravalli, I.A.S.,  
Chennai District Collector
5. Thiru Ramesh Kudawla, I.P.S.,  
ADGP  
Director of Fire and Rescue Services
6. Thiru M.G. Devasahayam, I.A.S.,(Retd.)
7. Thiru Durganand Balsavar,  
Architect and Urban Planner

**Agenda Item 54.02** Minutes of the 53<sup>rd</sup> Meeting of the Monitoring Committee – Confirmation of the minutes and Action Taken Report – Subject placed before the Monitoring Committee

**Minutes** Confirmed

## General:

One of the non official members of the Monitoring Committee wanted a detailed note on the relaxation of certain parameters in the G.O. issued in G.O.Ms.No.52, H & UD Dept., dated 25.03.2015 regarding issue of planning permission for an institutional building at Chikkarayapuram Village, Kundrathur Main Road, Chennai applied by M/s Sri Muthukumaran Educational Trust. He has also raised an issue that how the site was reclassified, when the existing buildings are in violation of Development Regulations. The Monitoring Committee discussed the subject and decided to place a detailed note of the present status of applications for planning permission and Reclassification in the ensuing Monitoring Committee Meeting.

## MINUTES

The detailed note was discussed in detail.

It was clarified that the reclassification of the land was done as per the statutory provisions and the Government approval for the MSB development is also done as per the statutory provisions. It was specifically clarified that the decision has been taken as per section 113 of Town and Country Planning Act and not under Regularization Scheme framed under section 113-A of Town and Country Planning Act.

The Committee has taken the note and the clarification on record.

### Agenda Item No. 54.03

CMDA – Reg.Unit – Reg.I Division - Regularisation of unauthorized construction of individual Residential flat at 2<sup>nd</sup> floor, Flat No.7 in the residential building of GF + 2F at D. No. 22, (old) New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the earlier 53<sup>rd</sup> Monitoring Committee Meeting held on 27-04-2015 – M.C. directed details of deviation of the Individual Residential Flat to the approved plan – Subject again placed before the Monitoring Committee for decision – Reg.

### Minutes

The Monitoring Committee on going through the file resolved to accept that **the individual Residential flat at 2<sup>nd</sup> floor, Flat No.7 in the residential building of GF + 2F at D. No. 22, (old) New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had been completed before 28-02-1999 The Chennai Corporation property tax assessment notice **GRS No. 2127/739, dated. 01.03.1999** with working sheet effect from 2/98-99 was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area to the Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda Item No. 54.04** CMDA – Reg.Unit – Reg.I Division - Regularisation of deviated construction of individual residential flat at 1<sup>st</sup> floor (Flat No.4) in the GF + 2F building at D.No. 22, New No. 42, Flat No. 4, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the earlier 53<sup>rd</sup> Monitoring Committee Meeting held on 27.4.15 – M.C. directed the details of deviation of the individual Residential Flat to the approved plan- Subject again placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept that **the individual Residential Flat 1<sup>st</sup> floor (Flat No.4) in the GF + 2F building at D.No. 22, New No. 42, Flat No. 4, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had been completed before 28-02-1999 The Chennai Corporation property tax order No.1438-04 with working sheet for the revised Tax effect from 2/97-98 was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, to the Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda Item No. 54.05** CMDA – Reg.Unit – Reg.I Division - Regularisation of deviated individual flat at Ground Floor Flat No.3, in the residential building of GF + 2F at D.No. 22, New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the earlier 53<sup>rd</sup> Monitoring Committee Meeting held on 27-04-2015 – M.C. directed the details of deviation of the Individual Residential Flat to the approved plan – Subject again placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept that **the individual flat at Ground Floor Flat No.3, in the residential building of GF + 2F at D.No. 22, New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had been completed before 28-02-1999 The Chennai Corporation Property Tax Assessment order vide No.1438-03 with working sheet for Revised Tax with effect from 2/97-98 was accepted as credible evidence.

**Agenda Item No. 54.06** CMDA – Reg.Unit – Reg.I Division - Regularisation of unauthorized construction of individual Residential flat at 2<sup>nd</sup> floor, Flat No.8 in the residential building of GF + 2F at D. No. 22, (old) New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept that **the individual Residential flat at 2<sup>nd</sup> floor, Flat No.8 in the residential building of GF + 2F at D. No. 22, (old) New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had

been completed before 28-02-1999 taking the evidence furnished for flat No.7 at 2<sup>nd</sup> floor in the building.

The owner of Flat No.7 has furnished the credible evidence that is the Chennai Corporation Property Tax assessment order GRS No.2127/739, dated 01-03-1999 with working sheet effect from 2/98-99 that the property Tax receipts for flat Nos. 7 (EP80/97-98) & Flat No.8 (EP81/97-98) are consecutive numbers and the Tax remitted amount of Rs.1,370/- is same to both Flat. The built up area as per Reg. plan for both flats are (approximately) same. Therefore the evidence for Flat No.7 was taken as evidence to Flat No.8.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, to the Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda  
Item No.  
54.07**

CMDA – Reg.Unit – Reg.I Division - Regularisation of deviated construction of individual residential flat at 1<sup>st</sup> floor Flat No.5 in the residential building of GF + 2F at D.No. 22, New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the earlier 53<sup>rd</sup> Monitoring Committee Meeting held on 27.4.15 –M.C. directed the details of deviation of the individual Residential Flat to the approved plan- Subject again placed before the Monitoring Committee for decision – Reg.

**Minutes**

The Monitoring Committee on going through the file resolved to accept that **the individual residential flat at 1<sup>st</sup> floor Flat No.5 in the residential building of GF + 2F at D.No. 22, New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had been completed before 28-02-1999 taking the evidence furnished for flat No.7 at 2<sup>nd</sup> floor in the building.

The owner of the Flat No. 7 in 2<sup>nd</sup> Floor located right above the flat under reference has produced credible evidence to prove the existence of flat prior to the cut-of –date of 28.02.99. The credible evidence that is Property Tax assessment order with working sheet for the flat No. 7 at 2<sup>nd</sup> floor in file No. Reg.I/B4/BC2/4667/2002.

Therefore, as the above evidence in file No. Reg.I/B4/BC2/4667/2002 proves the completion of 2<sup>nd</sup> floor prior to 28.02.99, the evidence was taken as evidence for this flat No.5 in 1<sup>st</sup> floor for the completion of the flat before 28.02.99.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, to the Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda  
Item No.**

CMDA – Reg.Unit – Reg.I Division - Regularisation of deviated construction of individual Residential flat at Ground Floor, Flat No.2 in the residential building

**54.08** of GF + 2F at D. No. 22, (old) New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the Monitoring Committee for decision – Reg

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **individual Residential flat at Ground Floor, Flat No.2 in the residential building of GF + 2F at D. No. 22, (old) New No. 42, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had been completed before 28-02-1999 taking the evidence furnished for flat No.7 at 2<sup>nd</sup> floor in the building.

The owner of the Flat No.7 in 2<sup>nd</sup> Floor located right above the flat under reference has produced credible evidence to prove the existence of flat prior to the cut-of –date of 28.02.99. The credible evidence that is Property Tax assessment order with working sheet for the flat No. 7 at 2<sup>nd</sup> floor in file No. Reg.I/B4/BC2/4667/2002 is taken for this flat No.2.

Therefore, as the above evidence in file No. Reg.I/B4/BC2/4667/2002 proves the completion of 2<sup>nd</sup> floor prior to 28.02.99, the evidence was taken as evidence for this flat No.2, in Ground floor for the completion of the flat before 28.02.99.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, to the Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda Item No. 54.09** CMDA – Reg.Unit – Reg.I Division - Regularisation of deviated construction of individual flat at Ground Floor Flat No.1 in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 1, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village – Subject placed before the earlier 53<sup>rd</sup> Monitoring Committee Meeting held on 27-04-2015 – M.C. directed the details of deviation of the Individual Residential Flat to the approved plan – Subject again placed before the Monitoring Committee for decision – Reg.

**Minutes** The Monitoring Committee on going through the file resolved to accept **individual flat at Ground Floor Flat No.1, in the residential building of GF + 2F at D.No. 22, New No. 42, Flat No. 1, Mahalakshmi Street, T. Nagar, Chennai – 17 in S.No. 6031, Block No. 134 of Mambalam Village** had been completed before 28-02-1999.

The owner of the Flat No. 7 in 2<sup>nd</sup> Floor located right above the flat under reference has produced credible evidence to prove the existence of flat prior to the cut-of –date of 28.02.99. The credible evidence that is Property Tax assessment order with working sheet for the flat No. 7 at 2<sup>nd</sup> floor in file No. Reg.I/B4/BC2/4667/2002 taking the evidence furnished for flat No.7 at 2<sup>nd</sup> floor in the building.

Therefore, as the above evidence in file No. Reg.I/B4/BC2/4667/2002 proves the completion of 2<sup>nd</sup> floor prior to 28.02.99, the evidence was taken as evidence for this flat No.1, in Ground floor for the completion of the flat before 28.02.99.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, to the Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda Item No. 54.10** CMDA-Reg.Unit – Reg.II Division – Regularization of individual flat at Second floor in GF+ 3 floors building at D.No. 76, Saravana Perumal Street, Ist lane, R.S. No. 170. Bl. No. 6, Purasaivakkam, Chennai -84. - Evidence furnished – Examined – Subject placed before Monitoring Committee for decision.- Regarding.

**Minutes** The Monitoring Committee on going through the file for the **individual flat at Second floor in GF+ 3 floors building at D.No. 76, Saravana Perumal Street, Ist lane, R.S. No. 170. Bl. No. 6, Purasaivakkam, Chennai -84**, The Monitoring Committee directed CMDA to obtain the entire sale records from the applicant and decide accordingly based on the merits of the case.

**Agenda Item No. 54.11** CMDA – Reg. Unit – Reg.II Divn. – Regularisation of GF + 3 floors Commercial-cum-Residential building with 2 dwelling units at Door No. 2A, Thackers Street, Purasavakkam, Chennai-84 - Evidence furnished – subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file, resolved to accept that **Regularisation of GF + 3 floors Commercial cum residential building with 2 dwelling units at Door No. 2A, Thackers Street, Purasavakkam, Chennai-84** had been completed before 28-02-1999 The Chennai Corporation property tax assessment notice GRS. No.H103/00086, dated 1.3.1999 with working sheet effect from 2/98-99 was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation to Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda Item No. 54.12** CMDA - Reg.Unit – Reg.II Division – Regularization of unauthorized GF + 2 floors residential building with 3 dwelling units at D.No. 51, Thiruvottriyur High Road (Old No. 305/3) in R.S. No. 4092/1, Bl.No. 79, Tondaiarpeta, New Washermenpet, Chennai - Evidence furnished – Examined – Subject placed before Monitoring Committee for decision.- Regarding.

**Minutes** The Monitoring Committee on going through the file, resolved to accept that the **Regularization of unauthorized GF + 2 floors residential building with 3 dwelling units at D.No. 51, Thiruvottriyur High Road (Old No. 305/3) in R.S.**

**No. 4092/1, Bl.No. 79, Tondaiarpet, New Washermenpet, Chennai** had been completed before 28-02-1999. The Chennai Corporation Working sheet for the period 93-94 and working sheet G.R.S. No. XZ004/00182 issued on 31.01.2002 was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation Chennai Corporation and other usual conditions including applicable charges and fees.

**Agenda Item No. 54.13** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of Individual residential flat at FF in GF + 2 Floor building at Old Door No.5 New No. 6, Rams Flat Lloyds 2<sup>nd</sup> Lane, in R.S. No. 1143/1 pt., Royapettah, Chennai - 14 – Evidence furnished – Subject placed before the Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **Individual residential flat at FF in GF + 2Floor building at Old Door No.5 New No. 6, Rams Flat Lloyds 2<sup>nd</sup> Lane, in R.S. No. 1143/1 pt, Royapettah, Chennai - 14** had been completed before 28.02.1999. The Chennai Corporation property tax revised assessment notice G.R.S.No.C095/00549 dated 08.11.2002 with working sheet for the period 2/98-99 issued in favour of the applicant was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation and usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.14** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of Individual flat at GF + 2F residential building with 6 dwelling units in S. No. 3550 of Mylapore Village at Old Door No.24A/1, New No. 53/1, Alamelumangapuram 3<sup>rd</sup> Street, Mylapore, Chennai - 4 – Evidence furnished – Subject placed before the Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **Individual flat at GF + 2F residential building with 6 dwelling units in S. No. 3550 of Mylapore Village at Old Door No.24A/1 New No. 53/1, Alamelumangapuram 3<sup>rd</sup> Street, Mylapore, Chennai - 4** had been completed before 28.02.1999. The Chennai Corporation property tax revised assessment notice G.R.S.No.Z143/1413 dated 01.03.1999 with working sheet for the period 2/98-99 issued in favour of the applicant was accepted as credible evidence.

Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No.** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of an individual residential flat No.6 in 2<sup>nd</sup> floor of GF+3 Floor building at Old Door No.30, New Door No.32, 3<sup>rd</sup>

**54.15** Trust Cross Street, Mandaveli, Chennai – 28 – Evidence furnished – Subject placed before the Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **individual residential flat No.6 in 2<sup>nd</sup> floor of GF+3Floor building at Old Door No.30, New Door No.32, 3<sup>rd</sup> Trust Cross Street, Mandaveli, Chennai – 28** had been completed before 28.02.1999.

The Chennai Corporation property tax revised assessment notice GRS No.Z148/01738 with working sheet (Annexure – I) for the period 2/98-99 issued in favour of the applicant was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, furnishing name transfer order issued by Chennai Corporation in favour of the applicant Tmt. J. Indumathi Jayaraman and usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.16** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of Individual flat at 3<sup>rd</sup> Floor Flat No. A7 in GF + 2F +3F (part) residential building with 7 dwelling units in R.S. No. 1745/20, Block No.37, Mylapore Village at Old Door No.24 New Door No.37, Flat No.A7, Murali Anand Apartments, Srinivasa Rao Road, Mylapore, Chennai - 4 – Evidence furnished – Subject placed before the Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **Individual flat at 3<sup>rd</sup> Floor Flat No. A7 in GF + 2F +3F (part) residential building with 7 dwelling units in R.S. No. 1745/20, Block No.37, Mylapore Village at Old Door No.24 New Door No.37, Flat No.A7, Murali Anand Apartments, Srinivasa Rao Road, Mylapore, Chennai - 4** had been completed before 28.02.1999.The Chennai Corporation property tax revised assessment notice GRS No.Z144/374 dated 01.03.1999 with working sheet (Annexure – I) for the period 2/98-99 issued in favour of the applicant's husband was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, furnishing name transfer order issued by Chennai Corporation in favour of the applicant and other usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.17** CMDA – Reg. Unit – Reg.III Dn. – Regularisation of Individual residential flat at 2F in GF+2F with 3 dwelling units at Old Door No.59/9, New Door No.132, T.S.V. Koil Street, Mylapore, Chennai - 4 – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that

the **Individual residential flat at 2F in GF+2F with 3 dwelling units at Old Door No.59/9 New Door No.132, T.S.V. Koil Street, Mylapore** had been completed before 28.02.1999. The Chennai Corporation property tax revised assessment notice G.R.S.No.Z147/01218 with working sheet for the period 2/98-99 issued in favour of Thiru. R.C. Sekar (H/o Tmt. C. Sasi Reka), was accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation, furnishing name transfer order issued by Chennai Corporation in favour of the applicant and other usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.18** CMDA – Reg. Unit – Reg.III Dvn. – Regularisation of unauthorised/deviated construction of GF+3F (pt) Residential building with 3 dwelling units at Old Door No.12, New No.27, Adam Street in R.S.No.3401/2, Block No.68 of MYlapore Village – Evidence furnished – Subject placed before Monitoring Committee for decision – Regarding

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **unauthorized/ deviated construction of GF+3F (pt) residential building with 3 dwelling units at Old Door No. 12, New No. 27, Adam Street, in R.S. No. 3401/2, Block No. 68 of Mylapore Village** had been completed before 28.02.1999. The Chennai Corporation property tax Assessment notice GRS. No. 2147/1048, dated 01.03.1999 with working sheet for the period 2/98-99 issued in favour of the applicant and Copy of complaint filed by Corporation of Chennai before the presidency XX Magistrate’s court, Sydenhams Road, Madras -3 in S.M.B.T.C. No. 342/94 which indicates the construction of 3<sup>rd</sup> floor with an area of 140 sq.ft. were accepted as credible evidence.

Regularisation may be considered subject to reassessment and remittance of the arrears in the property tax with reference to the actual floor area applied for regularisation and usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.19** CMDA – Reg. Unit – Regularisation Dvn.III – Regularisation of Individual residential flat in First Floor at D.No.14/4, Plot No.1, Srikrishna Apartment, Sarathy Nagar, 2<sup>nd</sup> Street Extn. In R.S.No.244/20, Velachery Village, Velachery, Chennai-42 – Evidence furnished – Subject placed before the Monitoring Committee for decision

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **Individual residential flat in FF at D. No. 14/4, Plot No.1, Srikrishna Apartment, Sarathy Nagar, 2<sup>nd</sup> Street, Extn. in R.S . No.244/.20, Velachery, Chennai** had been completed before 28.02.1999. The Chennai Corporation property tax Assessment notice with working sheet for the period 1/99-2000 issued in favour of the applicant was accepted as credible evidence.

Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.20** CMDA – Reg. Unit – Reg.MSB Dn. – Regularisation of GF+3F(pt)+4F(pt) commercial cum residential building at Plot No.2067, 13<sup>th</sup> Main Road, Anna Nagar West Chennai – Evidence furnished – Subject placed before the Monitoring Committee for decision – Regarding.

**Minutes** The Monitoring Committee on going through the file resolved to accept that the **GF+3F(pt)+4F(pt) commercial cum residential building at plot no.2067, 13<sup>th</sup> Main Road, Anna Nagar West Chennai** had been completed before 28.02.1999.

CMDA Refusal letter no.B2/13331/96, dt.06.08.1996, Demolition Notice No. EN1/19623/95, dt.04.08.1997 and the letter from Deputy Secretary to Govt.(H&UD) Dept. Lr. No.37743/UDVI/96-2 were accepted as credible evidences.

Regularisation may be considered subject to usual conditions including collection of applicable charges and fees.

**Agenda Item No. 54.21** CMDA – Reg. Unit – Reg. MSB Dn. – Regularisation of BF+5F+6Floors(pt) of commercial-cum-Residential building at Door No.26, 27, Santhome High Road, Chennai-600 004 in R.S.No.2424 & 2425/1, Block No.49 of Mylapore Village – Rejected for no evidence – Appeal to Government – Evidence furnished at appeal stage – Objections to the Regularisation – Subject placed before Monitoring Committee for decision – Regarding

**Minutes** The Monitoring Committee examined the evidences furnished by the appellants to the Govt. along with the appeal petition and resolved to reject the regularisation of **BF+5F+6Floors (pt) of commercial cum residential building at Door No.26, 27, Santhome High Road, Chennai – 600 004 in R.S.No.2424 & 2425/1, Block No.49 of Mylapore Village** as the application violates rule 9(1) (a) of the Application, Assessment and Collection of Regularisation Fee ( Chennai Metropolitan Area) Rules, 1999 in respect of minimum road width, FSI, height of the building and land use prescribed in the Development Control Rules existing at the time of the notification of the Coastal Zone Regulation of the Ministry of Environment and Forest under the Environment protection) Act, 1986 (Central Act 17 of 1986).

**Agenda Item No. 54.22** CMDA – Reg. Unit –W.P. No.26339 of 2014 filed by Thiru M.G. Devasahayam - Interim directions of the High Court – Subject placed before Monitoring Committee for recommendation – Regarding..

**Minutes** With regard to the Judgement dated 10-08-2015 on the WP No. 26339 filed by Thiru. M.G. Devasahayam, the Monitoring Committee observed as follows:

1. During the Hearing on 17-8-15, the meeting to be held at the office of the Advocate General, with all concerned, was postponed to 29-8-15 (as communicated by the Advocate of CMDA in his letter dated 20.08.2015). The Monitoring Committee resolved to participate in this joint meeting with the Advocate General.
2. In respect of the 3 vacancies, the list proposed by Thiru. M. G. Devasahayam was circulated in the Monitoring Committee. Also, the list proposed by CMDA, as given below, was informed. The Monitoring Committee suggested that the CMDA may put forth its suggestion as given below to the Hon'ble Court in its hearing to be held on 25-8-15:
  - i) Dr. A. N. Sachithanandan  
Architect Planner and Chairman,  
Institute of Town Planners, India
  - ii) Dr. A. R. Santhakumar  
Structural Engineer,  
Professor (retd.), Anna University
  - iii) Dr. S. R. Masilamani  
Head of Dept., School of Planning  
Anna University
3. Regarding the placing of MC's recommendations to the Rules before Justice S. Rajeswaran (Retd.), the members opined that the MC has been given a mandate to suggest amendments to the DCR framed under the Tamil Nadu Town and Country Planning Act, but has no locus standi to recommend amendments to the Rules being framed under the Tamil Nadu Town and Country Planning Act by the Justice S. Rajeswaran (Retd.) Committee. Therefore, this Monitoring Committee has no recommendations to make before the Justice S. Rajeswaran (Retd.) Committee. Any views put forth by the Petitioner from the Monitoring Committee would represent his own views only and not that of the Monitoring Committee per se as he has not been authorized by MC to represent the Committee.

**Agenda** CMDA – Master Plan Unit – Second Master Plan Land use and Environment  
**Item No.** Monitoring and Review Committee – Reservation of space for local composting  
**54.23** yard – Amendment to Development Regulation – recommendations of Second  
 Master Plan ( SMP) Land Use and Environment Monitoring & Review Committee  
 is placed before Monitoring Committee- Regarding

**Minutes** Monitoring Committee observed that the area requirement proposed for  
 composting yard needs detailed examination since requirement may vary  
 depending on the methods of composting. The space standards for setting up bio-  
 methanisation may also be prescribed. The expert opinion from Centre for  
 Environment Studies, Anna University and IIT-M may be obtained. The subject

may also be placed before the Sub-Committee of the Monitoring Committee after the receipt of expert opinion from IIT and Anna University.

**Agenda Item No. 54.24** CMDA – Master Plan Unit – Second Master Plan Land use and Environment Monitoring and Review Committee- Frontage for MSB- Amendment to DR- Recommendations of Second Master Plan ( SMP) Land Use and Environment Monitoring & Review Committee is placed before Monitoring Committee- Regarding

**Minutes** The Monitoring Committee recommended to place the subject before Monitoring Committee again with the recommendations of the Sub-Committee of the Monitoring Committee.

**Agenda Item No. 54.25** CMDA – Master Plan Unit – Second Master Plan Land use and Environment Monitoring and Review Committee- Provision of link roads in all types of developments- Amendment to DR- Recommendations of Second Master Plan ( SMP) Land Use and Environment Monitoring & Review Committee is placed before Monitoring Committee- Regarding

**Minutes** The Monitoring Committee recommended to place the subject before Monitoring Committee again with the recommendations of the Sub-Committee of the Monitoring Committee.

**Agenda Item No. 54.26** CMDA – Master Plan Unit – Second Master Plan Land use and Environment Monitoring and Review Committee - Cleaning up of Muttukadu Lake - Provision of STP - Amendment to Development Regulation- Recommendations of Second Master Plan ( SMP) Land Use and Environment Monitoring & Review Committee is placed before Monitoring Committee- Regarding

**Minutes** The Committee observed that though it has been recommended to insist on the provision of STP for smaller developments for the catchment for B'Canal, the provision of STP have to be insisted for the water shed catchment area of Kovalam Basin considering the eco-sensitive nature of the area and the need to keep these areas pollution free. Hence the Committee recommended to amend the DR providing STPs for residential developments exceeding 25 Dwelling units and Commercial / Institutional / Industrial developments exceeding floor area of 1500m<sup>2</sup> in the water shed catchment area of Kovalam Basin as defined in the CoC commissioned KFW Study on “Integrated Storm Water Drain projects for extended area of Chennai City”. As far as Aquifer Recharge area in CMA is concerned, the Committee recommended to insist on the provision of STPs in cases of developments exceeding 500m<sup>2</sup>, in the 8 villages in CMA falling under the Aquifer Recharge area.

**Agenda Item No. 54.27** CMDA – Master Plan Unit – Second Master Plan Land use and Environment Monitoring and Review Committee - Amendment to Development Regulation for permanent reservation for public purpose plots in large developments - Recommendations of Second Master Plan ( SMP) Land Use and Environment Monitoring & Review Committee is placed before Monitoring Committee- Regarding

**Minutes** The Monitoring Committee recommended to place the subject before Monitoring Committee again with the recommendations of the Sub-Committee of the Monitoring Committee.

**Agenda Item No. 54.28** The Action Taken Report in respect of Agenda item No. 51.17, 51.18, 51.19 and 51.20 relating to the Master Plan Unit

**Minutes** Recorded.

**Agenda Item No. 54.29** CMDA- Enforcement Cell – Issue of Completion Certificate for obtaining service connections – Details placed before the 54<sup>th</sup> Monitoring Committee for information

**Minutes** Recorded

**General:**

The Monitoring Committee suggested that Enforcement action such as forfeiture of Security Deposit / Locking & Sealing and Demolition be followed against Completion Certificate rejected cases. Further, the Committee was informed about the proposals / Agenda was placed before the Authority insisting Completion Certificate for the ordinary residential buildings comprising more than 3 dwelling units, all ordinary Commercial and Institutional buildings. The Committee suggested to address TNEB & CMWSSB to issue service connection for the ordinary buildings only after obtaining Completion Certificate. Further, the Committee requested to continuously pursue enforcement action against the buildings identified during Kodambakkam, Latice Bridge Road, Shanthi Colony, 2<sup>nd</sup> Avenue and Purasaiwakkam Survey. The details furnished as follows:

**Action taken by CMDA**

Area	Kodambakkam	Latice Bridge	Shanthi Colony, Anna Nagar	2 <sup>nd</sup> Avenue Anna Nagar	Purasaiwakkam
Action taken					
Total No. of case	20 Nos.	11 Nos.	8 Nos.	5 Nos.	11 Nos.
CoC	----	40 Nos.	34 Nos.	36 Nos.	88 Nos.
Locking & Sealing Notice issued	9 Nos.	4 Nos.	7 Nos.	1 No.	9 Nos.

Completion Certificate issued by CMDA	7 Nos.	2 Nos.	-----	-----	1 No.
Building constructed before 1.7.2007	-----		-----	-----	-----
Residential Occupation	-----		-----	-----	-----
Locked & sealed carried out	-----		-----	-----	-----
Covered under court case	-----		-----	-----	-----
Building demolished for CMRL	-----		-----	-----	-----
Violation to be worked out.	3 Nos.		1 No.	4 Nos.	-----
Pending in Reg. Unit.	1 No.	2 Nos.	-----	-----	-----
Revised Planning Permission Application		1 No.			-----
Remarks sent to Govt.		1 No.			-----

#### Action taken by Corporation of Chennai

Area	Kodam bakkam	Latice Bridge	Shanthy Colony, Anna Nagar	2 <sup>nd</sup> Avenue Anna Nagar	Purasaiwa kkam
Action taken					
Total No. of cases	----	40 Nos.	34 Nos.	36 Nos.	88 Nos.
Locking & Sealing Notice issued	-----	-----	-----	-----	-----
Completion Certificate issued by CMDA	-----	-----	-----	1 No.	-----
Building constructed before 1.7.2007	-----	32 Nos.	19 Nos.	31 Nos.	81 Nos.

Building constructed after 1.7.2007					
i) LSD Notice issued		1 No	1 No.	-----	-----
ii) Locked & sealed -		1 No.	-----	2 Nos.	1 No.
iii) De-occupation Notice Issued		3 Nos.	9 Nos. (status - quo ordered)	(status - quo ordered )	-----
iv) Appeal pending(Govt.)		-----	-----	-----	3 Nos.
v) Court case			-----	-----	

Residential Occupation	-----		-----	-----	-----
Locked & sealed carried out	-----	1 No.	5 Nos.	-----	-----
De-occupation notice issued	-----	1 No.	-----	-----	-----
Covered under court case	-----	1 no.	-----	-----	-----
Building demolished for CMRL	-----	-----	-----	1 No.	-----
Violation to be worked out.	-----	----	----	----	-----
Pending in Reg. Unit	-----		-----	-----	-----
Revised Planning Permission Application	-----	1 No.	----	----	-----
Appeal pending with Govt.	-----	3 Nos.	-----	-----	-----
Building approved in Reg. Scheme.		1 No.	----	----	-----
Dilapidated Building demolished by Owner & Site vacant		----	----	----	3 Nos.

**General:**

Monitoring Committee while examining the regularisation applications, observed that in cases of buildings constructed upto the plot boundary without any setbacks, windows / ventilators have been placed on the outer walls opening into the adjacent plots affecting the easement right of the adjacent owner. The Committee decided to direct the applicants in such cases to furnish an Indemnity Bond, indemnifying CMDA against the actions arising out of the disputes if any between the applicant and the adjacent plot owners due to placing such windows / ventilators on the boundary walls opening into adjacent plots.

Sd/xxxx

**VICE-CHAIRMAN (I/C), CMDA &  
CONVENOR, MONITORING COMMITTEE.**

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**PERSONNEL MANAGER (REG. UNIT)**