

**MINUTES OF THE 27th MEETING OF THE MONITORING COMMITTEE
HELD ON 28.12.2007 @ 3.00 P.M. IN THE CONFERENCE HALL OF CMDA**

MEMBERS PRESENT :

1. Thiru T.R. Srinivasan, I.A.S.,
Vice-Chairman, CMDA
2. Thiru. K.R. Shyamsundar, I.P.S.,
Director of Fire and Rescue Services.
3. Prof. Suresh Kuppaswamy,
School of Architecture and Planning, Anna University.
4. Thiru. Durganand Balsaver,
Architect and Urban Planner

Leave of absence:

1. Thiru. Louis Menezes, I.A.S., (Retd.)
2. Thiru. M.G. Devasahayam, I.A.S., (Retd.)
3. Thiru. S. Machendranathan, I.A.S.,
Chairman, TNEB.
4. Thiru. Rajesh Lakhoni, I.A.S.,
Commissioner, Chennai Corporation.
5. Thiru. Shiv Das Meena, I.A.S.,
Managing Director, CMWSSB.
6. Tmt. R. Jaya, I.A.S.,
District Collector, Chennai
7. Dr. A. Srivathsan,
Architect and Urban Planner
8. Thiru. P.T. Krishnan,
(Architect)

AGENDA ITEM NO.27.1 Confirmation of the minutes of the 26th meeting of the Monitoring Committee

Minutes Confirmed

AGENDA ITEM NO.27.2 Action taken on the minutes of the 26th meeting of the Monitoring Committee

Minutes Recorded.

AGENDA ITEM NO.27.3 Multi-storeyed Buildings (Commercial) – Response received from the applicants – Analysis of evidences – Placed for decision.

The Monitoring Committee resolved to regularize certain Commercial Multi-Storeyed Buildings, subject to the conditions that:

- A) Alternative fire safety measures are provided as per the norms of DF&RS.
- B) The buildings are inspected by CMDA Officials before raising Reg.fee demand.
- C) The Reg.fee under Regularisation 1999 scheme rate is collected and
- D) There shall be no additional construction over and above what is reported already.

Minutes 27.3.1 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF + 3 Floors of unauthorized / deviated construction at Door No.133, (old No.67) Sir Theyagaraya Road, T. Nagar, Chennai – 17 in T.S. No.6182 Block No.137 of T. Nagar Village** had been completed before 28.2.1999. The CMDA's inspection report dated 18.11.1999 was accepted as credible evidence. The TNEB's

service connections for GF + 3 Floors, which were effected on 28.9.1999 was considered as supportive evidence. Further, the Monitoring Committee decided not to consider 4th Floor (Part) and 5th Floor (Part) for regularisation as these Floors were not found in the TNEB service connection details and therefore 4th Floor (Part) and 5th Floor (Part) unauthorised Floors are to be removed by the applicant.

Minutes 27.3.2 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF+ 3 Floors of deviated construction at Door No.6, Pycrofts Garden Road, Nungambakkam, Chennai-600 034 in R.S. No. 87/6, Block No.15 of Nungambakkam village** had been completed before 28.2.1999. The CMDA's inspection report dated 1.10.1999 was accepted as credible evidence. As on 1.10.1999, the 4th & 5th Floor were completed but not occupied and therefore 4th & 5th Floor can not be treated as completed prior to 28.2.1999 and hence the 4th and 5th Floor has to be removed by the applicant.

Minutes 27.3.3 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF + 4 Floors at Door No.33, Raghavendra Colony, Chinmaya Nagar, Chennai, S.No.28**

of Senjeri Village had been completed before 28.2.1999. The CMDA's inspection report dated 8.7.1999 was accepted as credible evidence. The TNEB's report dated 13.8.2007 that the service connections were effected on 21.2.1998 was considered as supportive evidence.

Minutes 27.3.4 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF + GF + 4 Floors + 5th Floor Part (Hotel-cum-Lodge Building) at Door No.26, G.N.Chetty Road, T.Nagar, Chennai-17 in S.No.8631, Block No.114 of T.Nagar Village** had been completed before 28.2.1999. The CMDA's inspection report dated 15.11.1999 was accepted as credible evidence. The TNEB's service connection details furnished in the letter dated 13.8.2007 was considered as supportive evidence.

Minutes 27.3.5 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising GF + 3 Floors + 4th Floor Part at Door No.20, Kellys Road, Kellys, Chennai-10, T.S.No.3133, Block No.52 of Purasawalkam Village** had been completed before 28.2.1999. The CMDA's inspection report dated 25.5.1999 was considered as credible evidence. However, the Monitoring Committee decided to regularise only the 4th Floor

Part indicated in the regularisation plan submitted by the applicant.

Minutes 27.3.6 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF + GF + 4 Floors + 5th Floor Part at Door No.155, Arcot Road, Vadapalani, Chennai-26, S.No.37/14, 37/15A, 37/15B, 37/15C of Saligramam Village** had been completed before 28.2.1999. The CMDA's inspection report dated 29.11.1999 was accepted as credible evidence. The TNEB's service connection effected on 1.1.1998 as reported in their letter dated 13.8.2007 was treated as supportive evidence.

Minutes 27.3.7 The Monitoring Committee on going through the file for the **MSB Commercial Building comprising GF + 5 Floors at Door 27, Ranganathan Street, T.Nagar, Chennai-17, T.S.No.5569, Block No.128 of T.Nagar Village**, decided that the Commissioner, Chennai Corporation may be asked to produce the concerned file along with approved plan records of Chennai Corporation in the next meeting.

Minutes 27.3.8 The Monitoring Committee on going through the file resolved to accept that **the MSB Commercial Building comprising GF + 4 Floors of unauthorized / deviated**

construction at Door No.19, Co-operative Colony, Alwarpet, Chennai – 600 018, in R.S. No.3682/54, Block No.73 of Mylapore Village had been completed before 28.2.1999. The CMDA's inspection report dated 12.10.1999 was accepted as credible evidence. The TNEB's service connection effected on 10.4.1998 as reported in the TNEB's letter dated 13.8.2007 was considered as supportive evidence.

Minutes 27.3.9 The Monitoring Committee on going through the file resolved to accept that **the MSB Commercial Building comprising BF + GF + 3 F + 4F (Part) unauthorised / deviated construction at Door No.1, Lattice Bridge Road, Adyar, T.S.No.13/283, Block No.21 of Urur Village** had been completed before 28.2.1999. The CMDA's inspection report dated 26.11.1999 was accepted as credible evidence. Also the Monitoring Committee observed due to the absence of 4th Floor (Part) inspection plan, only 92 m² of Floor area as reported in the inspection report can be considered for regularisation.

Minutes 27.3.10 The Monitoring Committee on going through the file resolved to accept that the **MSB Commercial Building comprising BF+GF+4 Floors (Hospital building) at No.1, 7th Avenue, Besant Nagar in S.No.154 pt.**

of Thiruvanmiyur Village, Chennai – 90 had been completed before 28.2.1999. The CMDA's inspection report dated 28.2.1999 was accepted as credible evidence. The letter received from M/s.OTIS Elevator Company dated 27.7.1990 addressed to the Hospital Authorities was accepted as supportive evidence. However, the applicant has to remove the A.C. Sheet structure not indicated in the plan applied for regularisation.

Minutes 27.3.11 to 27.3.17 Deferred

AGENDA ITEM No.27.4 CMDA Enforcement Cell – Deviated / unauthorized constructions – Disconnection of water supply, sewer connection and Electricity connection – Clarification requested – Subject placed before the Monitoring Committee for decision.

Minutes Deferred

AGENDA ITEM No.27.5 CMDA – Enforcement Cell –Amendments to Completion Certificate Norms of CMDA – Recommendations of Sub-committee – Placed before the Monitoring Committee for concurrence – Regarding.

Minutes Approved.

AGENDA ITEM No.27.6 CMDA – Enforcement Cell – Applications received for Completion Certificate to obtain Service Connections – Re-inspection of a few Completion Certificate rejected cases – Status of service connection – Subject placed before the Monitoring Committee for information.

Minutes Recorded.

AGENDA ITEM No.27.7 CMDA – Enforcement Cell –Completion Certificate for obtaining Service Connections – Progress Report - Placed before the Monitoring Committee for information.

Minutes Recorded.

AGENDA ITEM No.27.8.1 CMDA – Fixing of responsibilities for allowing unauthorised constructions within CMA.

Minutes Deferred.

AGENDA ITEM No.27.8.2 CMDA – Erring builders – Subject placed before the Monitoring Committee.

Minutes Deferred.

AGENDA ITEM No.27.9 Abstract of progress in respect of MSB (Commercial) Buildings – Report submitted.

Minutes Recorded.

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