

MINUTES OF THE 61st MEETING OF THE MONITORING COMMITTEE HELD ON
30.05.2017 AT 3.00 PM IN THE MAIN CONFERENCE HALL AT CMDA

Members Present:

1. Thiru Dharmendra Pratap Yadav, I.A.S.,
Vice-Chairman (i/c), CMDA and
Convenor, Monitoring Committee
2. Thiru M.G. Devasahayam, I.A.S. (Retd.)
3. Thiru. R. Santhanam I.A.S. (Retd.)
4. Prof. (Dr.) S.R. Masilamani,
Head of Dept. – Dept. of Planning
School of Architecture & Planning
Anna University.
5. Thiru. Durganand Balsavar,
Architect & Urban Planner
6. Prof. Suresh Kuppusamy,
Architect Planner

Representative:

1. Thiru.T.A. Seralathan,
Senior Engineer/CEDC/Central / TANGEDCO
2. Thiru M. Shahul Hameed,
Joint Director (N.R) / TNFRS
3. Thiru M. Pugalendi,
Principal Chief Engineer / GCC
4. Thiru V.Veerappan
APA to Collector, Chennai District
5. Thiru. B.R. Saravanamurthy
Executive Engineer/ GCC
6. Thiru. R. Rajendran
Asst. Executive Engineer/ GCC

Special Invitees:

Thiru C. Vijayaraj Kumar, I.A.S.,
Member-Secretary, CMDA

Officials of CMDA:

1. Tmt. M. Geetha,
Chief Planner (Reg.Unit), CMDA
2. Thiru P. Selvadurai,
Chief Planner (MPU), CMDA
3. Thiru G.A. Baskara Rajan,
Senior Law Officer, CMDA
4. Thiru C.S. Murugan,
Senior Planner (EC), CMDA
5. Thiru P. Thangaprakasam,
Senior Planner (Reg.Unit), CMDA.
6. Thiru R. Magudapathy,
Deputy Planner (Reg.MSB Dn., Reg.I and I&I Divisions), CMDA
7. Tmt.R.K. Vedhavathi,
Deputy Planner (Reg.II & Reg. III Dn.), CMDA
8. Thiru John Nicholas,
Asst. Planner (Reg. MSB , Reg.I and Reg.I & I Dn), CMDA.
9. Tmt.D. Sukirtha,
Asst. Planner (Reg.II & Reg.III Divn.) CMDA.

AGENDA ITEM NO 61.01	Reg. Unit – Leave of absence at the 60 th Monitoring Committee Meeting.
MINUTES	Leave of absence was granted to the following members for the 61 st Monitoring Committee Meeting. 1. Thiru. V. Arun Roy, I.A.S., Managing Director, CMWSSB 2. Tmt. Tara Murali Architect.

AGENDA ITEM NO 61.02	Minutes of the 60 th Meeting of the Monitoring Committee- Confirmation of the minutes and Action Taken Report (ATR) – Subject placed before the Monitoring Committee.
MINUTES	<p>Confirmed, with the only correction to include the name of Thiru R. Santhanam, IAS(Retd.) in the list of Members present. The following corrections and observations were made on the ATR:</p> <ol style="list-style-type: none"> 1. In item No.60.05 : On the expression that the Govt. had felt that the issue of LSM has become “redundant”, the members suggested that the word “redundant” may be substituted with “kept in abeyance until Section 113-C is finalized.” Further, the convenor informed that the findings of the Committee on Less Stringent Measures may be considered for adoption for those Regularisation applications that may not qualify for Regularisation under Section 113-C proposed for residential buildings. 2. In item No. General 1(a): The Committee suggested that the words “were found to be impractical or technically not feasible” may be substituted with “cannot be retrospectively adopted, but only prospectively for upcoming constructions”. Also, the members opined that in the Regularisation scheme under Sec.113-C also fire and life safety measures should be given prime importance. 3. With reference to item no.1(b) under General Issues, the Members felt that the Commissioner, Greater Chennai Corporation can be requested to make area based fire safety management measures as a part of the Smart City Project which is being implemented by them, instead of the Sub-Committee constituted for the purpose dealing with this issue.
AGENDA ITEM NO 61.03	CMDA – Reg.MSB Dn. – Regularisation of GF+5F+6 th Floor (part) Residential building with 40 dwelling units at Door No.2 to 6, Sri Jai Jinendra Apartment Association, Kelly Lane, Kalathiappa Street, Choolai, Chennai – 600 112 in R.S.No. 882/1 to 6, 885/5&6 etc., Block No.16, Purasawalkam Village, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
MINUTES	The Monitoring Committee on going through the file resolved to accept that the GF+5F+6 th Floor (part) Residential building with 40 dwelling units at Door No.2 to 6, Sri Jai Jinendra Apartment Association, Kelly Lane,

	<p>Kalathiappa Street, Choolai, Chennai – 600 112 in R.S.No.882/1 to 6, 885/5&6 etc., Block No.16, Purasawalkam Village, Chennai has been completed before 28.02.1999. CMDA Inspection plan dt.16.11.1999 was accepted as credible evidence.</p> <p>Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.04	<p>CMDA – Reg.MSB Dn. – Regularisation of BF+GF+4 Floors Commercial building at Old No.580, New No.484, Anna Salai, Teynampet in R.S.No.7, Block No.1 of Mylapore Village, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.</p>
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the BF+GF+4 Floors Commercial building at Old No.580, New No.484, Anna Salai, Teynampet in R.S.No.7, Block No.1 of Mylapore Village, Chennai has been completed before 28.02.1999. The Corporation of Chennai Property Tax temporary notice no.49 to 52/97-98 along with working sheet for II/97-98 was accepted as credible evidence.</p> <p>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, obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.05	<p>CMDA – Reg.MSB Dn. – Regularisation of GF+3F+4th Floor (part) Residential building at Door No.5, Thiruvengadam street, West Mambalam in T.S.No.38, Block No.41 of Kodambakkam Village, Chennai- Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.</p>
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the GF+3F+4thFloor (part) Residential building at Door No.5, Thiruvengadam street, West Mambalam in T.S.No.38, Block No.41 of Kodambakkam Village, Chennai has been completed before 28.02.1999. The Corporation of Chennai Property Tax temporary notice no. HQA/50 to 57/98-99 for the period of I/98-99 along with working sheet was accepted as credible evidence.</p>

	Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.
AGENDA ITEM NO 61.06	CMDA – Reg.MSB Dn. – Regularisation of Stilt (part), GF (part)+3F+4 th floor (part) residential building at Door No.1, 3 rd Main Road, Kasturibai Nagar, Adyar, Chennai-600020 in T.S.No.9, Block No.39 of Kottur Village, Chennai- Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
	<p>The Monitoring Committee on going through the file resolved to accept that the Stilt (part), GF (part)+3F+4th floor (part) residential building at Door No.1, 3rd Main Road, Kasturibai Nagar, Adyar, Chennai-600020 in T.S.No.9, Block No.39 of Kottur Village, Chennai has been completed before 28.02.1999. The Corporation of Chennai Property Tax Assessment order in GRS No. C151/00211to 21, GRS No. C151/1103, C151/1168 C151/00216 & C151/00212 dated 01.03.1999 with working sheet was accepted as credible evidence.</p> <p>Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.07	CMDA – Reg.MSB Dn. – Regularisation of BF+GF+3F part commercial building of height 15.24m. at Door No.237, 238,239 Purasawalkam High Road, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
MINUTES	The Monitoring Committee on going through the file resolved to accept that the BF+GF+3F part commercial building of height 15.24m at Door No. 237, 238, 239 Purasawalkam High Road, Chennai-7 has been completed before 28.02.1999. Further Monitoring Committee directed CMDA to inspect the site to verify the height of the building to determine whether the building falls under MSB or Special Building category. Accordingly, the site was inspected by the CMDA officials on 01.06.2017 and found that the height of the building is 15.24m from the formed Ground Level of the site. As the building height is more than 15.00m., it falls in the category of Multistoried Building as per DCR. The Chennai Corporation Property Tax Assessment with working sheet in GRS No.D071/00027 and Property Tax Receipt No.209018 for the period II/97-98 was accepted as credible evidence.

	Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.
AGENDA ITEM NO 61.08	CMDA – Reg.MSB Dn. – Regularisation of BF+GF+4 Floors Commercial cum residential building at Old No. 23/10, Kamaraj Avenue. 1 st Cross Street, Adyar, Chennai -20 in T.S.No.35, Block No.13 of Pallipattu Village, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the BF+GF+4 Floors Commercial cum residential building at Old No. 23/10, Kamaraj Avenue. 1st Cross Street, Adyar, Chennai -20 in T.S.No.35, Block No.13 of Pallipattu Village, Chennai has been completed before 28.02.1999. CMDA refusal plan in Lr. No.C3/27190/97, dt.06.02.1998 for BF+GF+MF+3F was accepted as credible evidence.</p> <p>Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.09	CMDA – Reg.MSB Dn. – Regularisation of GF+4F Commercial building at Door No.268, Kilpauk Garden Road, Kilpauk, Chennai – 600 010 in R.S.No.87/5 of Egmore Village - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the GF+4F Commercial building at Door No.268, Kilpauk Garden Road, Kilpauk, Chennai – 600 010 in R.S.No.87/5 of Egmore Village has been completed before 28.02.1999. The Demolition Notice No. EN1/30223/1992, dt.05.12.1996 issued by CMDA was accepted as credible evidence.</p> <p>Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.10	CMDA – Reg.MSB Dn. – Regularisation of GF+5F(pt) commercial cum residential building at Old Door No.9,10, New No.3, Chinna Naicken Street, George Town, Chennai in R.S. No.8187 & 8188 of George Town Village - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
MINUTES	The Monitoring Committee on going through the file resolved to accept that the Ground Floor+5Floor pt. Commercial cum Residential building at Old

	<p>Door No.9,10, New No.3, Chinna Naicken Street, George Town, Chennai in R.S. No.8187 & 8188 of George Town Village has been completed before 28.02.1999. Inspection plan dt.25.11.1999 and Temporary notice for Tax with effect from I/98-99 in favour of flat owners was accepted as credible evidence.</p> <p>Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.11	<p>CMDA – Reg.MSB Dn. – Regularisation of Commercial cum Residential Building of BF+GF+3F+4th Floor (part) at Old No.41, New No.83, Kutchery Road, Mylapore, Chennai- 4 in T.S.No.2620/3, Block No.54 of Mylapore Village, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.</p>
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the BF+GF+3F+4th Floor (part) at Old No.41, New No.83, Kutchery Road, Mylapore, Chennai- 4 in T.S.No.2620/3, Block No.54 of Mylapore Village, Chennai has been completed before 28.02.1999. The Corporation Property Tax assessment notice GRS no.Z146/00864, dt.01.03.1999 and 08.07.2000 for the period II/98-99 having floor area details was accepted as credible evidence.</p> <p>Regularisation may be considered subject to reassessment and remittance of the arrears in the Property Tax with reference to the actual floor area and the area assessed by Greater Chennai Corporation, obtaining NOC from DF&RS, Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.12	<p>CMDA – Reg.MSB Dn. – Regularisation of GF+4F Residential building at Door No.25,Old No.45, Nambuliar Street, V.O.C. Nagar, Chennai – 600079 in R.S.No.7500, Block No.64 of V.O.C.Nagar Village - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.</p>
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the GF+4F Residential building at Door No.25,Old No.45, Nambuliar Street, V.O.C. Nagar, Chennai – 600079 in R.S.No.7500, Block No.64 of V.O.C.Nagar Village has been completed before 28.02.1999. Inspection plan dt.16.11.1999 was accepted as credible evidence.</p>

	Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.
AGENDA ITEM NO 61.13	CMDA – Reg.MSB Dn. – Regularisation of BF+GF+4F+5F (pt) Commercial cum Residential building at Old Door No. 25, Greenways Road, R.A. Puram, Chennai -28 in R.S.No.4274/9, Block No.93 of Raja Annamalaipuram Village, Chennai - Evidence furnished – Examined – Placed before Monitoring Committee for suitable decision- Reg.
MINUTES	<p>The Monitoring Committee on going through the file resolved to accept that the BF+GF+4F+5F (pt) Commercial cum Residential building at Old Door No. 25, Greenways Road, R.A. Puram, Chennai -28 in R.S.No.4274/9, Block No.93 of Raja Annamalaipuram Village, Chennai has been completed before 28.02.1999. Copy of Sale deed dt.28.03.2003 infavour of BSNL wherein Annexure- 1A mentions built up area with age of building as 6 years (1997)</p> <p>GF -389.12 m² FF,SF,TF - 518.77m² (each) 4F (Pent House)-115.94 m² Basement Floor -389.12 m² Mezzanine Floor – 250.69 m²</p> <p>was accepted as credible evidence.</p> <p>Regularisation may be considered subject to obtaining NOC from DF&RS and Structural Stability Certificate from Class-I License Surveyor and other usual conditions including collection of applicable charges and fees.</p>
AGENDA ITEM NO 61.14	CMDA – Reg. Unit – Reg.MSB Divn. - Regularisation of existing BF+GF+3F+4F(pt.)+5F(pt.) Commercial building, situated at Door No.44, K.B. Dasan Road, Teynampet, Chennai in R.S. No.3781/12 (part), Block No.74 of Mylapore Village – Appeal to Govt. against Reg. fee demand raised by CMDA – W.P.No.28170 / 2014 filed against Appeal rejection orders of Govt. – High Court order dated 11.01.2017 to adopt 2002 Reg. rates – Subject placed before the Monitoring Committee for information - Reg.
MINUTES	The Monitoring Committee on going through the file directed Legal Division of CMDA to file a Writ Appeal against the orders passed by High Court in Writ Petition No.28170/2014 dated 11.01.2017 filed by the appellant M/s Multivista Global Software Ltd.
AGENDA ITEM NO 61.15	CMDA – Reg. Unit – Certain clarification raised by Thiru M.G. Devasahayam, IAS (Retd.) in E.Mail, dt.17.05.2017 on utilization of Regularisation Fund – Placed before Monitoring Committee for discussion-Reg.

MINUTES	Recorded
AGENDA ITEM NO 61.16	CMDA – Enforcement Cell – Issue of Completion Certificate for obtaining service connections – Details placed before the 61 st Monitoring Committee for information
MINUTES	Recorded

Sd/-xxx 24.06.2017
VICE-CHAIRMAN (i/c), CMDA &
CONVENOR, MONITORING COMMITTEE

/True Copy/

Personnel Manager (Reg. Unit)