

MINUTES OF THE 350th MEETING OF NMA

Venue – Conference room of NMA
Date & Time – 10th June, 2022 at 03:00 AM

The meeting was attended by the following:

1. Shri Tarun Vijay, Chairman, NMA.
2. Shri Hemraj R Kamdar, Part Time Member, NMA.
3. Prof. (Dr.) M. Kailasa Rao, Part Time Member, NMA through video conference.
4. Shri Bhaskar Verma, Member Secretary, NMA.

Agenda No. 1

Consideration of NOC applications

Online Cases

Case No. 01

(T Aristotle, Plot no. 206, Sai Homes, 8th Street, Ganesh Avenue, Sakthi Nagar, Porur, Chennai-600116.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential Building with GF+1 Floor with the total height of 09.45 mtrs (including parapet, mumty, and water-storage tank etc.) at Plot no. B4, S.no. 81/25, Sembakkam, Tambaram, Chengalpattu, Tamilnadu with GF=FF=74.81 Sqmt, Headroom = 08.08 Sqmt and compound wall= 1.50 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 02

(Sriraman V., No. 28, Plot no. 39, 3rd Main Road, Perumal Nagar, Pallavaram, Chennai-600043)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Re-construction of Residential Building with GF+ 1 floor with the total height of 09.32 mtrs (including parapet, mumty, and water-storage tank etc.) at Plot no. 39, Survey no. 78, Perumal Nagar Pallavaram, Chengalpattu, Tamilnadu with GF=FF = 109.94 Sqmt, Headroom= 9.94 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 03

(V Jayachandran, Door no 26/6, Mariamman Koil Street, Sembakkam, Chennai-600073)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of Residential Building of GF+ 2 floors with the total height of 12.50 mtrs (including parapet, mumty, and water-storage tank etc.) at Plot no. 26/6 Survey no. 17, Sembakkam, Chengalpattu, Tamilnadu with GF = FF = SF = 111.85 Sqm/each and compound wall= 12.50 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 04

(The Church of South India Trust Association, No. 6A, Maraimalai Adigal Street, Srinivasa Nagar, New Perungalathur, Chennai-600063)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for reconstruction of public building with GF+ 2 floors with the total height of 15.66 mtrs (including mumty, parapet, water storage tank etc.) at 16, 18A, 18B, Perungalathur, Tambaram, Chengalpattu, Tamilnadu with FF=SF= 531.32 Sqm/each and Mezzanine Floor=238.30 Sqmt, Stilt Floor=527.42 Sqmt, Headroom and lift room=53.70 Sqmt, compound wall=1.52 mtrs The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 05

(R.M. Valliammai, No. 38/52, S.V. Koil Street, Mylapore, Chennai-600004)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of Residential Building of GF+1 Floor +Headroom+ Compound Wall with the total height of 10.90 mtrs (including mumty, parapet, water storage tank etc.) at 3/176-1A1A Part, Zamin Pallavaram, Chengalpattu, Tamilnadu with GF=FF=89.76 Sqmt, Headroom= 11.71 Sqmt and Compound wall= 1.52 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 06

(P Prasad, 7/9, Velalar Main Road, Adambakkam, Chennai-600088)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of Residential Building of G+1 Floor with Head Room and Compound wall with the total height of 09.83 mtrs (including mumty, parapet, water storage tank etc.) at 1, Keelkattalai, Pallavaram, Chengalpattu, Tamilnadu with GF =FF = 99.59 Sqmt and headroom = 15.33 Sqmt and Compound wall= 1.52 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 07

(R Beaula Ebinesar, No 34 Union Carbide Colony Old Pallavaram Chennai-600117)

After perusal of the application, it was decided to **recommend** the case grant of NOC in this case for Construction of residential building of GF+2 Floors+ overhead tank with the total height of 14.14 mtrs (including mumty, parapet, water storage tank etc.) at 114/20/6, Zamin Pallavaram, Ariyalur, Tamilnadu with GF=FF=SF=37.81 Sqmt and Headroom= 7.80 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 08

(A. Vani, 59/125 Vijayalakshmi Street Kamaraj Naga, New Perungalathur, Chennai-600063)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for re-construction of residential building of GF+1 floor+ Overhead Tank with the total height of 08.54 mtrs (including mumty, parapet, water storage tank etc.) at Old Survey no. 183/3A Part, Peerkankaranai, Tambaram, Chengalpattu, Tamilnadu with GF=FF=35.49 Sqmt and Compound wall=1.50 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 09

(V.S. Shanthi, Plot no. 16 Eastern Portion Sri Sastha Nagar Zamin Pallavaram, Chennai)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of residential building of stlit+2 floors+ Headroom and water Tank with the total height of 13.53 mtrs (including mumty, parapet, water storage tank etc.) at Plot no. 16 Eastern Portion, Zamin Pallavaram, Kancheepuram, Tamilnadu with GF=37.16 Sqmt, FF=SF=85.00 Sqmt and Compound wall=1.50 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 10

(A Malarivizhi, Plot no. 49-A, Nagapillai Street, Subham Nagar, Old Pallavaram, Chennai-600017)

After perusal of the application, it was decided to **reject** the case as the applicant has already completed the construction up to G + 2 level without prior permission of the Authority in violation of Sec 20 C (2) and 20 D of AMASR Act, 1958.

Case No. 11

(N Kaarthik, Door No. 41, Big Street, Keelkattalai, Chennai-600017)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for re-construction of residential building of stilt + 3 floors with headroom, lift machine room and overhead tank with the total height of 14.00 mtrs (including mumty, parapet, water storage tank etc.) at Plot no. 14, S.No. 284/1A1A1, Keelkattalai, Pallavaram, Chengalpattu, Tamilnadu with GF=FF=SF=TF =126.17 Sqmt, Portico area= 11.24 Sqmt, Headroom area= 19.88 Sqmt and compound wall= 1.52 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 12

(Christy Krubavathy K, No. 126, Flat No. F1, Ilampiri Illam, Ambal Nagar, 5th Street, Keelkattalai, Chennai-600117)

After perusal of the application, it was decided to **reject** the case as the applicant has already completed the construction up to G + 1 level without prior permission of the Authority in violation of Sec 20 C (2) and 20 D of AMASAR Act, 1958.

Case No. 13

(Sinthiya Vanmathi V, 1/887, G2, "B" Block, AJU Garden Quai Demilleth Street, Jalladianpettai, Medavakkam, Chennai-600100)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential building of G + 1 floor with headroom with the total height of 08.76 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 4 Survey no. 68, Zamin Pallavaram, Chengalpattu, Tamilnadu with GF=FF=99.78 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 14

(N. Jeeva Madhan Prasad, Residing At no. 4/5, MES Road, Rail Nagar, Kadaperi, Tambaram West, Chennai-600045)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for additional construction of residential building of G + 2 floors with compound wall with the total height of 11.16 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 4 Door no. 4/5, Sur Kadaperi, Tambaram, Chennai, Tamilnadu with GF=FF=SF=109.06 Sqmt and compound wall= 1.52 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 15

(Sangeetha J, No. 9/5, Swami Thiru Neelakanda Nayanar Street, Chennai-600001).

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential building of Stilt + 2 floors with head room and overhead tank with the total height of 12.50 mtrs (including mumty, parapet, water storage tank etc.) at No.4, S.No. 50/235PT, 234PT Zamin Pallavaram, Chengalpattu, Tamilnadu with GF= 60.37 Sqmt and FF=SF= 107.45 Sqmt, proposed Stilt floor= 47.07 Sqmt and proposed headroom area= 8.49 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 16

(C Narayanan, No. 9, Vinayagar Colony, Kalugumalai, Thoothukudi, Tamilnadu-628552)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential building of Stilt +2 floors with headroom & overhead tank with the total height of 12.50 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 6, S.No. 76/4A Part, Zamin Pallavaram, Chengalpattu, Tamilnadu with Stilt floor = 44.54 Sqmt, GF= 47.84 Sqmt FF = SF=92.38 Sqmt, and headroom area= 8.93 Sqmt and compound wall=1.52 mtrs. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 17

(M Ravikumar, Madhava Nivas, Chenthur Street, Near BSNL Exchange, Arulmurugan Nagar, Keelkattalai, Chennai-600117)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential building of Stilt+ 3 floors + headroom and overhead tank with the total height of 14.44 mtrs (including mumty, parapet, water storage tank etc.) at Plot No.1, S.No. 171/1, Zamin Pallavaram, Kancheepuram, Tamilnadu with FF=SF=TF= 50.56 Sqmt, Stilt floor area= 50.56 Sqmt and headroom= 12.01 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Tamilnadu.

Case No. 18

(Shrishail Basavaraj Kori, Near Grama Panchayiti, Kakhandaki, Bijapur- 586113, Karnataka)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential building of Ground floor with the total height of 4.60 mtrs (including mumty, parapet, water storage tank etc.) at CTS No.1292-A/Plot No.57 Bijapur, Vijayapura, Karnataka with GF= 99.99 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Karnataka.

Case No. 19

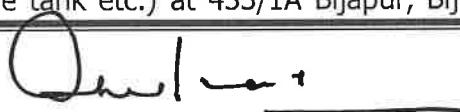
(Ishwaragouda Shankaragouda Patil, Present address= C/o Sainik badavane, Near Madhuvan Colony, Opp Al Amaan Athani Road Vijayapur-586101)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Construction of residential building of Ground+ 2 floors with the total height of 10.60 mtrs (including mumty, parapet, water storage tank etc.) at SY No.886/B, Plot No.12 MA Bagayat, Vijayapur, Bagalkot, Karnataka with FF= 70.00 Sqmt and SF= 10.48 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Karnataka.

Case No. 20

(Rajashekhhar S/o Giramallappa Yankachi, 2) Nagesh S/o Giramallappa Yankachi, 3) Shankar S/o Giramallappa Yanakachi, Present address= C/o Giramallappa Yankachi, Near Ganesh temple, Kirthi Nagar Managuli road, Vijayapura-586109)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Re-construction of residential building of G + 2 floors with the total height of 10.68 mtrs (including mumty, parapet, water storage tank etc.) at 433/1A Bijapur, Bijapur, Karnataka



with GF=FF=SF= 47.13 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Karnataka.

Case No. 21

(Smt. Pushaben Kantilal Nandha and Shri Ravi Kantilal Nandha, Uparkot road opp. Ramchandra ji Mandir, Girnar Appt. Block No. C/4 Third Floor, Junagadh.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Re-construction of residential building of Ground floor with the total height of 05.89 mtrs (including mumty, parapet, water storage tank etc.) at C.S.B.No.48/P, Plot No. 32, Sheet No. 21, Ward-I, Junagadh with GF=78.13 Sqmt and Terrace floor= 04.25 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Gujarat.

Deferred Cases

Case No. 01

(Sri. Akhaya Kumar Sahoo & Kanchanbala Sahoo, Plot No. 611/4, Old Town, Hatasahi Bhubaneswar-751002, Dist.-Khurda, Odisha)

This case had been earlier examined by the Authority in the 335th meeting held on 11.03.2022 and it was decided to send back the case to ask applicant to start construction only after 101 meters from the protected area of the monument and that the applicant should submit clear affidavit in this regard. The authority considered the requisite affidavit filed by the applicant. The Authority was of the view that Rajarani temple was a important CPM & there is a strong case for review of the permissible height of new building to be constructed in the regulated area. The Authority emphasized there was a need to prescribe a maximum height of buildings which could be constructed in the regulated area at very closed proximity to CPM i.e., between 100-150 meters from the CPM. PTM (HRK) was of the view that structural stability of the proposed construction should be an important deciding criterion especially in densely populated localities, in the interest of safety of the CPM & the adjoining buildings.

PTM (HRK) opined that ideally buildings with basement + GF + 1 floor with a maximum height of 07.50 meter may be prescribed by the Authority for all new constructions proposed in the first circle in the regulated area. PTM (MKR) also was of the view that the classification of the CPM and the local bye -laws should be major criteria for deciding on height restriction on new construction in regulated area.

In terms of the provisions of Rule 14 of NMA rules, 2011, Chairman, NMA decided to ascertain the views of Dr. Ajay Khare, Professor, SPA-Bhopal & former WTM, NMA and Shri Arun Mallik, SA, ASI, Bhubaneswar circle, both of them were of the view that in the interest of the safety, visibility & preservation of this very important CPM, there was merit in restricting the height of new buildings, which may come up in close proximity to the CPM in the regulated area.

After perusal of the application, it was decided that the Authority will **visit** the proposed site of construction with local officials of ASI and Competent Authority, Odisha before making any final recommendation.

Case No. 02

(Anjali Mishra, Flat No. 304, Soudamini Enclave, BJB Nagar, Bhubaneswar-751014, Dist.- Khurda, Odisha)

After perusal of the application, it was decided that the Authority will **visit** the proposed site of construction with local officials of ASI and Competent Authority, Odisha before making any final recommendation.

Fresh Cases

Case No. 01

(Shri Akhilesh Dixit, Plot No.; - 69, Khasara No. 41/2, Mandhata Colony, Vill – Godarpura Omkareshwar, Tehsil – Punasa Distt. Khandwa.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Residential Building of GF+2 (Two) floors with the total height of 09.82 mtrs (including mumty, parapet, water storage tank etc.) at Plot No.; - 69, Khasara No. 41/2, Mandhata Colony, Vill – Godarpura Omkareshwar, Tehsil – Punasa Distt. Khandwa with GF= 54.81 Sqmt, FF =37.76 Sqmt, SF = 17.01 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Madhya Pradesh.

Case No. 02

(Shri Girdhari Dayma s/o Shri Munshi Dayma & Smt. Basanti Dayma w/o Shri Girdhari Dayma. Plot No. 97, Mandhata Dream Colony, Main Mandir Road, Omkareshwar, Tahsil-Punasa, Distt. Khandwa, Madhya Pradesh 450554)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Residential Building of GF+2 (Two) floors with the total height of 10.72 mtrs (including mumty, parapet, water storage tank etc.) at Plot No.; -97, Manadhata colony, Omkareshwar, Tehsil-Punasa Dist. Khandwa with GF =54.81 Sqmt, FF = 37.76 Sqmt, SF = 17.01 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Madhya Pradesh.

Case No. 03

(Shri Suraj Parihar, 123, Onkar Hitech Colony Gram Kothi, Ward No. 04 Omkareshwar, Tehsil – Punasa, Distt. Khandwa.)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Residential Building of GF+1 (One) floor with the total height of 09.20 mtrs (including mumty, parapet, water storage tank etc.) at Plot No. 95, Khasara No. 41/2, Mandhata Colony, Omkareshwar, Tehsil-Punasa Dist. Khandwa with GF = FF = 49.59 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Madhya Pradesh.

Case No. 04

(Shri Dilip Gupta, Mahamaya Chowk, Ratanpur, Tehsil Kota, Distt – Bilaspur, Chhatisgarh)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for Reconstruction of Commercial Building of GF+1 (One) floor with the total height of 07.02 mtrs (including mumty, parapet, water storage tank etc.) at Khasra No. 3668/14, Ratanpur, Near Old Bus Stand, Katghora Road with GF = FF = 102.23 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Chhattisgarh.

Case No. 05

(Mr. Ramesh. B., Nambiyammadathil House, Kadavallur. P.O., Thrissur-680543)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of Residential Building of GF+1 (One) floor with the total height of 07.73 mtrs (including mumty, parapet, water storage tank etc.) at Ward No.: 1, Sy. No.579/2-2, Kadavallur, Thrissur District with GF = 118.75 Sqmt, FF = 42.72 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Kerala.

Case No. 06

(Mr. Muhammad Jamal, Manikuni House, Sulthan Bathery. P.O., Wayanad – 673 592)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of commercial Building of GF+2 floor + Stair Room with the total height of 09.12 mtrs (including mumty, parapet, water storage tank etc.) at Municipality: Sulthan Bathery, Village: Sulthan Bathery, D No. 24, Sy No. 640/2, District: Wayanad with Cellar Floor= 20.61 Sqmt, Cellar parking= 459.50 Sqmt, GF = FF = 480.11 Sqmt and Roof Floor= 16.80 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Kerala.

Case No. 07

(Smt. K. Jayani, Mavila House, Kakkad, Kunnamkulam. P.O., Thrissur-680503)

After perusal of the application, it was decided to **recommend** grant of NOC in this case for construction of residential Building of GF+1 floor with the total height of 05.75 mtrs (including mumty, parapet, water storage tank etc.) at Ward No.: VII, Re. Sy. No.85/35, Kunnamkulam Taluk, Thrissur District with GF = 100.31 Sqmt, FF =73.61 Sqmt. The NOC is recommended to be granted with the terms and conditions mentioned in report of Competent Authority, Kerala.