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CMDA seals under-construction building on Anna Salai

Julie Mariappan, TNN 11 November 2009, 06:40am IST

CHENNAI: The Chennai Metropolitan Development Authority on Monday sealed an unauthorised structure under-construction on Anna Salai. The structure was found to be violating development control rules (DCR) of the Tamil Nadu Town and Country Planning Act, 1971.

Official sources claimed that the developer had obtained permission from the planning body only for the construction of basement and three floors. After getting permit, it is said, he added another floor unauthorisedly. And the DCR requirements were not fulfilled during the course of construction, including space for road-widening. The CMDA had issue a notice in June to stop the work.

"There is a serious violation of set back and floor space index. Though the land falls very close to the arterial road, the rules were not adhered to in terms of allotment of space for road-widening, etc.," sources told TOI. The Teynampet police could not reach the owner of the property at the time of sealing the structure R.S No.3869/2 and 3870, block 76 of the Mylapore division, Teynampet.

Enforcement action was taken as per Section 56 (2A) (discontinue the use of building by locking and sealing the premises) of the T&CP Act, 1971. "The owner has applied for permit for the revised plan for the additional floor, which was however rejected. The construction itself was violating the plan permit issued earlier," sources said.

The agency said no third party shall acquire or seek to acquire any interest in the property. Neither the owner nor the developer/occupier has any right to use the premises in any manner, whatsoever or to tamper with the seal of the CMDA. In the event of violation, the owner/developer/occupier will be liable for criminal prosecution, the notice warned.

For the CMDA, this is the eighth structure being sealed since November last, after the government stalled demolition of unauthorised buildings. The Chennai Corporation is yet to crack the whip against unauthorised buildings, sources said. The state has delegated powers to both CMDA and local bodies to lock and seal unauthorised buildings built after July 27, 2007. The buildings built earlier come under an ordinance.