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CHENNAI METROPOLITAN DEVELOPMENT
AUTHORITY, CHENNAI-600 008.
(ADMINISTRATION DIVISION)

OFFICE ORDER NO.19/2012

Dated: 28.11.2012.

Sub: CMDA - Master Plan Unit - Approval of layout and
neighbourhood scheme - Provision of off road bus bays
guidelines - Office Order - Issued.

Read: 1. Copy of the minutes of the first meeting of the Executive
Committee of CUMTA held on 16.07.2012 and 26.07.2012
under the Chairmanship of Chief Secretary to Government of
Tamil Nadu.

2. Note order approved in file No.C1/18254/2012 by Secretary to
Government, H&UD and V.C. (i/c), CMDA.

The first meeting of the Executive Committee of CUMTA held on 16.07.2012
and 26.07.2012 under the Chairmanship of Chief Secretary to Government of Tamil Nadu has
suggested that CMDA may consider imposing conditions and making provisions for integrating
public transport with Area Development by providing off road bus bays while approving
neighbourhood schemes.

2. The Development Regulations of the Second Master Plan for CMA has laid
out the regulations to be adhered to for approval of layouts and neighbourhood developments.
The regulations include creating a hierarchy of roads, depending on the road length and intensity
of developments in the area and providing adequate linkages to the existing roads and proposed
roads in the Master Plan/Detailed Development Plan. The regulations also provides for proper
circulation pattern in the area and necessitates the provision of required recreational spaces such
as parks/play grounds and providing spaces for common amenities such as schools, post and
telegraph offices, fire stations, police stations etc.

3. At present, while designing the layouts, the provisions for off road bus bays
are not being provided. These are the essential amenities to be created in any neighbourhood
development to facilitate the public transport. The optimum walking distance for accessing the
bus stop is 500 mts. and hence it is suggested that provision of off road bus bays may be insisted
in roads with width of 12.0 m and above to facilitate bus movement while designing and
approving layouts and neighbourhood developments and such off road bus bays are to be
provided at equal interval of 500 m. in roads with width of 12.0 m. and above.

4. The above guidelines are to be implemented while approving the layouts and
neighbourhood schemes in Chennai Metropolitan Area.

5. This order takes immediate effect.

Sd/- R. VENKATESAN,
MEMBER-SECRETARY.

To

All Chief Planners/All Senior Planners
All Deputy Planners/All Assistant Planners
All Planning Assistant Gr.Is & IIs.

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