

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

Office Order No.2/2015

Dated: 27.01.2015

Sub: CMDA -- Area Plans Unit -- Scrutiny of  
Planning Permission Applications for the  
plots in approved sub-divisions -- FSI for  
OSR space in proportionate to plot extent --  
Orders -- Issued.

Read: A.R.No.134/2014 dt.24.12.2014.

The Authority in the reference read above has resolved to allow Floor Space Index for the OSR area in a sub-division to the individual plot / site lying in the sub-division in proportion to the extent of the individual plot / site and directed that the proportionate area for the FSI with reference to the OSR must be clearly mentioned for each plot while approving the sub-division itself by CMDA.

2. While calculating the permissible FSI for allowing construction in a plot in an approved sub-division (number of plots not exceeding 8 in number) the FSI will be with reference to the extent of the plot applied plus the FSI with reference to the extent of OSR reserved in proportionate to the plot extent.

3. While approving the sub-division, the proportionate extent for permitting FSI for each plot must be clearly marked in the approved plots / sub-divisions. The FSI for the road area gifted will not be allowed in any case. The FSI for OSR will be permitted only in the cases of approved sub-divisions and not in layouts.

4. The calculations will be as below :

- |      |                                                                                                            |   |                                                   |
|------|------------------------------------------------------------------------------------------------------------|---|---------------------------------------------------|
| i)   | Let the total extent of the site be                                                                        | = | Te                                                |
| ii)  | Extent of OSR either reserved or<br>Equivalent land cost collected                                         | = | Pe                                                |
| iii) | Let the extent of road                                                                                     | = | Re                                                |
| iv)  | Let the extent of the individual<br>Plot / site                                                            | = | $S1 + S2 + S3 \dots Sn$<br>(n is not more than 8) |
| v)   | The proportionate OSR extent<br>for sub-divided plot will be<br>(only for the purpose of<br>Computing FSI) | = | $\frac{(Pe)}{(Te - Re)} \times Sn$ (n=1 to 8)     |

5. The above procedure is applicable for all the vacant plots in an approved sub-division.

6. This Office Order will be applicable to the earlier approved subdivisions also, provided, site / plot is vacant.

Sd/xx A. KARTHIK  
MEMBER - SECRETARY

To

The Member & Chief Planner, CMDA.  
All Chief Planners  
All Senior Planners  
All Deputy Planners  
All Asst. Planners  
Plg. Asst. Gr. I & II in APU / Reg / RT / EC  
The Deputy Director, Audit Cell, CMDA.

Copy to:

P.C. to V.C. i/c.

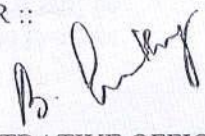
P.C. to M.S.

P.C. to C.E.O.

The RT Division is requested to communicate the Office Order to all the Local Bodies.

The System Analyst (Comp. Cell) is requested to host in the website of CMDA.

:: TRUE COPY :: FORWARDED :: BY ORDER ::

  
ADMINISTRATIVE OFFICER.

3/10/15