

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

OFFICE ORDER NO. 12/2016

DATED: 12.05.2016.

Sub: Establishment -CMDA – Development Regulations – Issue of Planning Permission – Adopting least site extent based on Document /TSLR / PLR / Patta and site inspection measurement Computation of Plot extent and plot boundary – Obtaining NOC from CMWSSB for STP – Revised procedure - Orders - Issued.

Read: 1. Circular No.BC1/18113/2014 dt.9.12.2014
2. Representation from CREDAI, Chennai dt.11.1.2016
3. Minutes of CSO meeting held on 29.1.2016

In the reference 3rd cited, the Committee of Senior Officers discussed about the computation of site extent for scrutiny purposes. As per DR (2) (33)

“Plot / site Area – means the area of contiguous parcel of land enclosed by definite boundaries over which the applicant has legal right for development. If the extent of plot differs as per site conditions, PLR extract / patta and registered ownership document, then for application of FSI and plot coverage regulations, lowest of the same (excluding any encroachment) will be counted. For application of setback regulation the inner boundary arrived excluding any encroachment or the part of the land for which the applicant / developer do not have the right over it will be the basis.”

To calculate the site extent, the linear dimension of all the sides measured during site inspection is adopted. These linear measurements are then super imposed with the Measurements in FMB / PLR during scrutiny and the common area coming within FMB and site boundary alone calculated by excluding the extent of unmatched portions in super imposing. In this method, the least extent is always the extent obtained in super imposing. The least of extent of PLR / Patta, Document, Site condition and super imposed area is taken for FSI computation.

It was noted that linear dimension measured during inspection may be accurate in case of small size and regular shaped plots. In case of plots having multiple sides, irregular and larger length, the method of measurement as being done now will not be accurate due to practical difficulties. Adopting such measurements will prone for error as well interpretation and hardship to the applicant.

Henceforth, wherever the difference in linear measurement between site condition and FMB is less than 1%, the least extent of the site among (i) Patta, (ii) Document, (iii) Site condition, without super imposing must be adopted. This will be decided at Deputy Planner level. Whenever, linear measurement differs more than 1%, such cases with super imposed plan will be placed before CSO for a decision. For setback

measurement, the inner boundary as certified by the Architect / Licensed Surveyor shall have to be taken.

NOC from CMWSSB for STP :

As per the Development Regulations, while the proposal coming in areas where the sewerage system provided by the Metro Water / Local body concerned is not available and where the number of Dwelling Units exceeds 50 Nos. or 2500 Sq.m. of Commercial area, the Sewerage Treatment Plant (STP) shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the CMWSSB / Pollution Control Board as the case may be and for the location and design. So far, Planning Permission are being issued, only after the receipt of NOC from CMWSSB for the design of the STP and the applicant incorporating the same in the plan to be approved. The STP design is checked to ensure that it does not result in the violation of either set back space or drive way requirements.

The construction of STP as per approved plan is checked during the Completion Certificate stage. The prior NOC is insisted only to ensure that it is incorporated in the plan and it is constructed as per plan. If, the applicant gives an undertaking that they will obtain the clearance from the CMWSSB for the STP location and design before commencing construction and will construct accordingly without violating the DR norms PP may be released with the above condition and the applicants' may be permitted to produce the NOC obtained from the CMWSSB at the time of Completion Certificate.

This order takes immediate effect.

A. KARTHIK,
MEMBER-SECRETARY.

To

1. All Deputy Planners (APU / EC / Reg.)
2. All Assistant Planners (APU / EC / Reg.)
3. All Planning Assistants Gr.I & II (APU / EC / Reg.)

Copy to:

1. PS to VC i/c
2. PC to MS
3. PC to CEO
4. PC to M & CP
5. PC to All CPs/SPs
6. PC to Financial Advisor
7. PC to Senior Law Officer
8. System Analyst (to upload in the CMDA's website)
9. Stock file

/TRUE COPY /FORWARDED BY ORDER /

G. 13/5/16
ADMINISTRATIVE OFFICER.

8/ 13/5/16