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Part II—Section 2

Notifications or Orders of interest to a section of the public issued by Secretariat Departments.

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NOTIFICATIONS BY GOVERNMENT

ENERGY DEPARTMENT

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Amendments to Notification

[G.O. Ms. No. 47, Energy (B1), 17th May 2010.]

No. II(2)/EGY/347/2010.—In exercise of the powers conferred by sub-section (1) and (2) of Section 153 of the Electricity Act, 2003 (Central Act 36 of 2003) the Government of Tamil Nadu with the concurrence of the High Court, Chennai hereby makes the following amendments to Energy Department Notification SRO No.II(2)/EGY/505(g)/2006, published at pages 1-2 of Part II-Section 2 of the *Tamil Nadu Government Gazette* Extraordinary, dated the 5th October 2006.

AMENDMENTS

In the said Notification, in the Table:—

(1) for Serial Number "5" in column (1) and the corresponding entries relating thereto in columns (2), (3) and (4), the following Serial Number and the entries shall, respectively be substituted namely:—

"5 Krishnagiri	Principal District and Sessions Court, Krishnagiri	Krishnagiri"

(2) after Serial Number "28" in column (1) and the corresponding entries relating thereto in columns (2), (3) and (4) the following Serial Number and the entries, shall respectively be added namely:—

"29. Dharmapuri	Principal District and Sessions Court, Dharmapuri.	Dharmapuri"
"30 Tiruvarur	Principal District and Sessions Court, Tiruvarur.	Tiruvarur"

P.W.C. DAVIDAR,
Principal Secretary to Government.

ENVIRONMENT AND FORESTS DEPARTMENT

Notifications under the Tamil Nadu Forest Act.

Declaration of Varam and Thorangur Village Sankarapuram Taluk, Villupuram District as Reserved Forest and appointment of Special Tahsildar, Krishnagiri as ex-officio as Forest Settlement officer under the Act.

[G.O. Ms. No. 32, Environment and Forests (FR 14), 19th February 2010.]

No. II(2)/EF/348/2010.—In exercise of the powers conferred by Section 4 of the Tamil Nadu Forest Act, 1882 (Tamil Nadu Act V of 1882), the Governor of Tamil Nadu hereby declares that it is proposed to constitute the land within the boundaries specified in the schedule below as reserved forest and appoints the Special Tahsildar (Forest Settlement), Krishnagiri, Krishnagiri District as Ex-officio to be the Forest Settlement Officer to exercise the powers under clause (c) of the said Section in respect of that area.

THE SCHEDULE

1. Name of the District : Villupuram
2. Name of the Taluk : Sankarapuram
3. Number and Name of the Villages : (1) 171. Varam (2) 174. Thorangur
4. Survey Field Number :

	Survey Field Number.	*Area in Hectare*
171. Varam Village	1/1	32.09.0
	1/2	0.07.5
	2/1	0.27.5
	2/2	0.50.5
	2/3	0.38.5
	2/4	0.10.5
	2/5	1.37.5
	3/4	0.38.0
	3/6	0.28.5
	3/7	0.15.5
	3/9	0.44.0
	4	2.47.0
	5/2	0.10.5
	5/4	0.14.5
	6/11	0.50.0
	7/4	2.90.0
	7/12	0.76.5
	9/5	0.07.0
	10/6	0.04.0
	13/6	0.26.0
	13/7	0.33.0
	14	30.82.0
	15/3	0.17.0
	16/6	0.61.0
	23/3	2.65.0

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	Survey Field Number	Area in Hectare
171. Varam Village—*cont.*	24/1	67.98.0
	24/3	0.14.0
	25/1	0.22.0
	25/3	1.77.0
	26	2.46.0
	27/1	1.22.5
	27/3	0.20.0
	29/1	0.78.0
	29/4	2.22.5
	29/5	1.42.5
	29/6	0.95.0
	30	3.03.5
	32	1.48.0
	33	76.24.0
	34	1.88.5
	35/4	0.55.5
	36/5	0.37.5
	37/1	7.75.0
	37/2	0.81.0
	38	0.42.0
	39	2.55.5
	40/1	0.15.0
	40/2	2.78.0
	42	3.09.5
	43	18.34.5
	44	1.07.0
	45	2.77.0
	46	8.25.0
	47/1	2.46.5
	47/2	0.51.0
	48	1.16.5
	49	1.74.5
	50	6.40.0
	52/3	0.13.5
	52/4	0.64.0
	52/5	0.32.0

	Survey Field Number	Area in Hectare	
171. Varam Village—*cont,*	53/2	0.65.5	
	53/3	0.33.0	
	54/1	0.78.0	
	54/4	0.13.0	
	54/5	0.43.0	
	54/6	0.16.0	
	54/7	1.38.0	
	55/1	1.20.5	
	55/3	0.59.0	
	56/3	1.58.0	
	56/4	0.58.0	
	57/1	0.34.0	
	57/5	0.05.0	
	57/6	0.70.0	
	57/9	0.03.5	
	57/10	0.35.5	
	58/4	0.32.5	
	58/5	0.35.5	
	59/4	1.54.0	
	59/5	0.42.5	
	60/1	0.81.5	
	61/1	0.93.0	
	61/2	1.07.5	
	62/1	3.18.0	
	62/2	2.64.0	
	63	346.49.0	
	2/4	0.10.5	
	25/1	0.22.0	
	38	0.42.0	
	47/2	0.51.0	669.30.0
2. 174. Thorangur Village	41/4	0.13.5	
	49/1	7.86.0	
	49/2	0.62.5	
	50/1	203.69.0	
	53/2	0.11.5	
	57/1	0.05.5	212.48.0
Grand Total			**881.78.0 hectares.**

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5. Name of the Forest Block : Varam Forest Block

6. Area of the Forest Block : 881.78.0 Hectares

BOUNDARIES

North: The Boundary starts from the tri-junction point of Survey Field Number 55 of 170 Uppur Village, Survey Field Number 1/1 of 171 Varam Village and Salem district boundary line, the boundary generally runs eastwards along the southern side of Survey Field Numbers 55 and 134 of 170 Uppur Village and meets the tri-junction point of Survey Field Number 134 of 170 Uppur Village. Survey Field Number 1/1 of 171 Varam Village and Survey Field Number 97 of 173 Vandagapady Village.

East : Thence the boundary runs South eastwards along the western side of Survey Field Numbers 97,98 of 173 Vandagapadi Village and meets the tri-junction point of Survey Field Number 98 of 173 Vandagapadi Village, Survey Field Number 33 of 171 Varam Village and Survey Field Number 1/2 of 174 Thorangur Village. Thence the boundary runs South eastwards along the western side of Survey field Numbers 1/2, 1/1, 16 and 20 and it runs westwards along the northern side of Survey field Numbers 33 and 48 and thence it runs southwards and eastwards along the western and southern side of Survey Field Number 48, Thence it runs southwards, westwards, southwards, eastwards and northeastwards along the western side of Survey Field Number 33, northern side of Survey Field Number 47, northern and western side of Survey Field Number 45/1, westerm, southern and eastern side of Survey Field Number 45/2 and southern side of 44/2 thence it runs southwards along the western side of Survey Field Numbers 43, 33, 41/2, 41/1, 40, and 54 thence it runs westwards Southwestwards, southwards, eastwards and southwestwards, southwards, eastwards and southwards along the northern, western and southern side of Survey Field Number 53/1 western side of Survey Field Number 52, northern, western and southen side of Survey Field Number 51, southern side of Survey Field Number 52, southern and western side of Survey Field Number 57/2, northern, western and southern sides of Survey Field Number 58/1, southern side of Survey Field Number 58/2, 57/1 and 57/2, thence it runs towards southwards along the western side of Survey Field Number 61 and meets the bi-junction point of Survey Field Number 61, 50/1 and 139 of 174 Thorangur Village of Villupuram District and Salem District boundary line. All of 174 Thorangur Village.

South: Thence it runs westwards along the northern side of Survey Field Numbers 139 and 64 and meets the bi-junction point of Survey Field Number 63 of 171 Varam Village. Survey Field Numbers 64 and 139 of 174 Thorangur Village.

West: Thence it runs towards northwards along the eastern side of Survey Field Number 139 of 174 Thorangur Village and Salem District Boundary line and meets the starting point.

Note: The following patta lands and other poramboke lands situated within the Forest Blocks are treated as enclosure. The Survey numbers and extent of patta lands and other poramboke lands are given below:

	Survey Field Number and Sub-Division	*Area in Hectare*
171. Varam Village	3/1	1.26.0
	3/2	0.39.5
	3/3	0.80.5
	3/5	1.52.5
	3/8	0.10.0
	3/10	0.10.0
	5/1	0.06.5
	5/3	1.32.5
	6/1	0.32.0
	6/2	1.16.0
	6/3	0.71.5
	6/4	0.01.5
	6/5	0.12.5
	6/6	0.29.5
	6/7	1.21.5
	6/8	0.22.5
	6/9	0.30.0
	6/10	0.44.5
	6/12	0.10.0
	6/13	0.16.5
	6/14	0.48.0
	7/1	0.14.5
	7/2	0.04.0
	7/3	0.32.0
	7/5	0.07.5
	7/6	0.06.5
	7/7	0.35.0
	7/8	0.40.5
	7/9	0.09.0
	7/10	0.04.0
	7/11	0.96.0
	7/13	0.21.5
	24/2	0.12.0
	25/1	0.22.0

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	Survey Field Number and Sub-Division	Area in Hectare
171. Varam Village—*cont.*	25/2	0.47.5
	27/2	0.44.0
	28	0.66.5
	29/2	0.49.5
	29/3	0.17.0
	31	1.62.0
	35/1	1.14.0
	35/2	0.11.5
	35/3	1.87.5
	36/1to 4	2.03.5
	38	0.42.0
	41/1 to 4	2.44.0
	47/2	0.51.0
	51/1 to 3	3.73.0
	52/1	0.43.5
	52/2	0.10.0
	53/1	1.34.5
	53/4	0.15.0
	54/2	0.37.0
	54/3	0.94.5
	55/2	0.46.5
	56/1	1.61.0
	56/2	0.72.0
	57/2	0.66.0
	57/3	0.86.0
	57/4	0.13.0
	57/7	0.48.0
	57/8	0.10.0
	57/11	0.30.0
	58/1	0.13.0
	58/2	0.32.0
	58/3	0.14.0
	59/1	1.14.5
	59/2	0.10.0
	59/3	0.52.0
	60/2	5.71.0
Total Area		**47.04.5 hectares.**

Appointment of District Forest officer, Kallakurichi as Ex-officio to attend enquiry under Chapter II of the Act.

[G.O. Ms. No. 32, Environment and Forests (FR14), 19th February 2010.]

No. II(2)/EF/349/2010.—In exercise of powers conferred by Section 4 of the Tamil Nadu Forest Act, 1882 (Tamil Nadu Act V of 1882), the Governor of Tamil Nadu hereby appoints the District Forest Officer, Kallakurichi as Ex-officio to attend on behalf of the Government at the enquiry prescribed under Chapter II of the said Act.

Appointment of Personal Assistant to the Collector of Villupuram District as Ex-officio to hear appeals under the Act.

[G.O. Ms. No. 32, Environment and Forests (FR14), 19th February 2010.]

No. II(2)/EF/350/2010.—In exercise of powers conferred by Section 14 of the Tamil Nadu Forest Act, 1882 (Tamil Nadu Act V of 1882), the Governor of Tamil Nadu hereby appoints the Additional Personal Assistant to the Collector of Villupuram District, Villupuram as *Ex-officio* to hear appeals, if any, from the orders passed under Sections 11, 12 and 13 of the said Act.

DEBENDRANATH SARANGI,
Principal Secretary to Government.

HIGHER EDUCATION DEPARTMENT

Vesting of properties and scheme of administration relating to Vidwan Sri P. Munirathnam Charitable Endowment Fund Tenable in the Presidency College (Autonomous), Chennai under Charitable Endowments Act.

[G.O. Ms. No. 64, Higher Education (D2), 30th April 2010.]

No. II(2)/HE/351/2010.—In the matter of Charitable Endowments Act, 1890 (Central Act VI of 1890) and in the matter of "Vidwan Sri P. Munirathnam Charitable Endowment Fund" (hereafter referred to as "the said Endowment") tenable in the Presidency College (Autonomous), Chennai-600 005.

I. VESTING OF PROPERTIES.

Whereas, an application has been made to the Government of Tamil Nadu under clause (b) of sub-section (1) of Section 6 of the Charitable Endowments Act, 1890 (Central Act VI of 1890) by Dr. (Miss.) P. Uma, residing at 9/16, 4th Street, Lakshmi Nagar, Nanganallur, Chennai-600 061, the donor of the said endowment for vesting the property, specified in the Schedule below, in the Treasurer of Charitable Endowments, Chennai, appointed under Section 3 of the said Act for the State of Tamil Nadu, the Governor of Tamil Nadu, in exercise of the powers conferred by Section 4 of the said Act, hereby orders that the said property be vested in the Treasurer aforesaid, and be held by him and his successors in office, subject to the provisions of the said Act and to the rules which from time to time, may be or shall be made or deemed to have been made thereunder and subject to the conditions setforth in the Scheme settled under Section 5 of the said Act, for the administration of the said Endowment.

THE SCHEDULE.

The Property

(Rs. 30,000/- Rupees thirty thousand only)

II. SCHEME FOR ADMINISTRATION

Whereas, an application has been made to the Government of Tamil Nadu under clause (b) of sub-section (1) of Section 6 of the Charitable Endowments Act, 1890 (Central Act VI of 1890) by Dr. (Miss.) P. Uma, residing at 9/16, 4th Street, Lakshmi Nagar, Nanganallur, Chennai-61. The donor of the said Endowment specified above, for setting a Scheme for administration of the said Endowment, the Governor of Tamil Nadu, in exercise of the powers conferred by sub-section (1) of Section 5 of the Charitable Endowments Act, 1890 (Central Act VI of 1890), hereby settles the Scheme setforth in the schedule below for the administration of the Endowment and appoints the Principal, Presidency College (Autonomous), Chennai to administer the property. The scheme shall come into operation from the date of publication of this Notification in the *Tamil Nadu Government Gazette.*

THE SCHEDULE

1. The fund shall be called "Vidwan Sri P. Munirathnam Charitable Endowment Fund" tenable in the Presidency College (Autonomous), Chennai-5.

2. The fund shall be administrated by the Principal, Presidency College (Autonomous), Chennai.

3. From and out of the annual interest accruing on the fund, the prize may be awarded as books along with the certificate to merit to the student who secure first and second ranks in M.A. Telugu Degree Examination.

4. The conduct and character of the student should be good and no punishment on disciplinary grounds should have been received by the student during his/her course of study in the college, to receive the prize.

5. Any other prize or award received by the student will not be a disqualification to receive the prize.

6. If in any year, the prize could not be awarded, the interest accrued shall be added to the corpus of the Fund.

7. The Principal, Presidency College (Autonomous), Chennai, shall be the authority to operate the fund, in consultation with the college council and decide the recipient of the award based on the marks, performance and conduct of the awardee and on the recommendation of the Head of the Department of Telugu.

8. The amount of the said Fund shall be invested from time to time and re-invested in Government Securities.

9. The decision of the Administrator shall be final in all matters relating to the administration of the said Fund.

Nomination of certain persons as members to the Planning Board of Mother Teresa Women's University, Kodaikanal under Mother Teresa Women's University Act.

[G.O.(1D) No. 94, Higher Education (K1), 18th May 2010, வைகாசி 4, திருவள்ளுவர் ஆண்டு-2041.]

No. II(2)/HE/352/2010.—In exercise of the powers conferred under Statute 3 of the first Statute of the Mother Teresa Women's University Act, 1984, His Excellency the Governor-Chancellor has appointed the following eight members to the Planning Board of Mother Teresa Women's Universtiy, Kodaikanal, for a period of three years with effect from 13th April 2010.—

1. Dr. Anandavalli Mahadevan,
   Former Vice-Chancellor,
   Mother Teresa Women's University,
   Kodaikanal.

2. Dr. S. Malathi,
   Secretary to Government,
   Home Department,
   Government of Tamil Nadu,
   Chennai.

3. Dr. Thirunala Sundari,
   Professor,
   Department of Biotechnology,
   Bharathidasan University,
   Tiruchirappalli.

4. Dr. Yasodha,
   Principal,
   P.S.G. Krishnammal College,
   Coimbatore.

5. Dr. Rukmani,
   Vice-Chancellor (Officiating),
   Anna University, Tirchy.

6. Dr. Tarabai Natarajan,
   C/o. Dr. Avvai Natarajan,
   Child Specialist,
   Anna Nagar (East), Chennai.

7. Dr. Nirmala Prasad,
   Principal,
   MOP Vaishnav College,
   Nungambakkam, Chennai.

8. Dr. Dhulasi Birundha,
   Senior Professor & Head,
   Department of Environment Economics,
   School of Economics,
   Madurai Kamaraj University,
   Madurai-21.

K. GANESAN,
Principal Secretary to Government.

HIGHWAYS AND MINOR PORTS DEPARTMENT

Acquisition of Lands

[G.O. Ms. No. 186, Highways and Minor Ports (HF. 2), 25th May 2010, Vaikasi 11, Thiruvalluvar Aandu-2041.]

No. II(2)/HWMP/353/2010.—The Government of Tamil Nadu having been satisfied that the lands specified in the schedule below have to be acquired for highways purpose to wit to widening of Kumbakonam to Thiruvarur Road and it having already been decided that the entire amount of compensation to be awarded for the lands is to be paid out of the lands controlled or managed by the Divisional Engineer (Highways), Tamil Nadu Road Sector Project, Kumbakonam after considering the cause shown by the owner or other person having interest on such land as the case may be the following notice is issued under sub-section (1) of Section 15 of the Tamil Nadu Highways Act, 2001.

NOTICE

Under sub-section (1) of Section 15 of the Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002), the Governor of Tamil Nadu hereby acquires the lands specified in the schedule below and measuring 0.06.16 hectares to the same, a little more or less needed for Highways purpose, to wit for widening of Kumbakonam to Thiruvarur Road.

The Plan of the lands is kept in the office of the Special Tahsildar (Land Acquisition), Tamil Nadu Road Sector Project, Thanjavur, and the same may be inspected at any time during officer hours.

THE SCHEDULE

Thanjavur District, Kumbakonam Taluk, Semmangudi Village.

Manai, S.No. 26-9B, owner/person interested Ragothaman, son of Sethuraman—0.00.10 hectare.

Wet, S.No. 104-1B, owner/person interested Saminatha Chettiar and Kanagavalli—0.00.40 hectare.

Wet, S.No. 104-3B, owner/person interested Saraswathi, Veerenthiran, Seenivasan, Padmajohn and Sundari—0.00.08 hectare.

Wet, S.No. 104-5B, owner/person interested Saraswathi, Veerenthiran, Seenivasan, Padmajohn and Sundari—0.02.50 hectare.

Wet, S.No. 111-5B, owner/person interested Kalyanasundaram Iyer—0.00.29 hectare.

Wet, S.No. 111-10, owner/person interested Sivasubramaniyan Udaiyar, son of Rajagopal Udaiyar—0.00.45 hectare.

Wet, S.No. 111-11B, owner/person interested Anwar Batcha, son of Adamsha Rowther, Habeeb Rehman, son of Adamsha Rowther, Jiyavudeen, son of Adamsha Rowther, Jalaludin, son of Adamsha Rowther and Abdul Jaleel, son of Adamsha Rowther—0.00.28 hectare.

Wet, S.No. 111-11C, owner/person interested Anwar Batcha, son of Adamsha Rowther, Habeeb Rehman, son of Adamsha Rowther, Jiyavudeen, son of Adamsha Rowther, Jalaludin, son of Adamsha Rowther and Abdul Jaleel, son of Adamsha Rowther—0.00.56 hectare.

Dry, S.No. 478-4, owner/person interested Radha Bai, wife of Nagaraj, Srinivasa Rao, son of Veeraragavan, Srinivasa Rao, son of Sethu Rao, Yamuna Bai, wife of Padmanaba Rao and Thulasi Bai, wife of Govindaraj—0.01.00 hectare.

Manai, S.No. 561-19B, owner/person interested Susheela, wife of Shanmugam—0.00.50 hectare.

Total—0.06.16. hectare.

[G.O. Ms. No. 187, Highways and Minor Ports (HW 2), 28th May 2010, வைகாசி 14, திருவள்ளுவர் ஆண்டு-2041.]

No. II(2)/HWMP/354/2010.—The Governor of Tamil Nadu having been satisfied that the lands specified in the Schedule below are required for the purpose of widening and improvements to Vandular to Wallajabad Road in 40. Pondur B Village, Kancheepuram District and it having already been decided that the entire amount of compensation to be awarded for the lands is to be paid out of the funds controlled and managed by the Chief Engineer (Gen.), Highways Department, Chennai and having considered the cause shown by the owner or other person having interest in the said lands as the case may be do hereby publish the following notice under sub-section (1) of the Section 15 of the Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002)

NOTICE

Under sub-section (1) Section 15 of Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002) the Governor of Tamil Nadu hereby acquires the lands specified in the schedule below and measuring an extent of 59510 Square Metres to the same, a little more or less are required for the purpose of widening and improvements to Vandular to Waljajabad Road in 40. Pondur B Village, Kancheepuram District.

The plan of the lands is kept in the office of the Tahsildar, Sriperumpudur and may be inspected at any time during office hours.

SCHEDULE

Kanchipuram District, Sriperumbudur Taluk, 40. Pondur B Village.

Ryotwari, dry, S.No.76A-1A1A, now sub-divided as S.No. 76A-3, belonging to Patta No. 594, Sirajutheen, bounded on the north by S.No. 89B, east by S.No. 76A-5, south by S.No. 76A-4 and west by S.No. 76-1A1A1P—00200 Square Metres.

Ryotwari, dry, S.No. 76A-1A1A 10, now sub-divided as S.No. 76A-4, belonging to Patta No.1533, V.K. Kumaresan, bounded on the north by S.No. 76A-3, east and south by S.No. 76A-5 and west by S.No. 76-1A1A10—00170 Square Metres.

Ryotwari, dry, S.No.76A-1A6, now sub-divided as S.No. 76A-5, belonging to Patta No. 588, R.S.M. Traders, bounded on the north by S.No. 89B, east by S.No. 462, south by S.No. 76A-9 and west by S.Nos. 76-1A1A1C and 76A-1A6—00740 Square Metres.

Ryotwari, dry, S.No.76A-1A1A1X, belonging to Patta No. 600, V. Jayapandi, bounded on the north and east by S.No. 76A-5, south by S.No. 76A-7 and west by S.No. 76A-6—00100 Square Metres.

Ryotwari, dry, S.No. 76A-1A1A1W, now sub-divided as S.No. 76A-6, belonging to Patta No. K. Chinnasamy, bounded on the north by S.No. 76A-5, east by S.No. 76A-1A1A1X, south by S.No. 76-1A1A1Y and west by S.No. 76-1A1A1W.—00070 Square Metres.

Ryotwari, dry, S.No.76A-1A1A1Y, now sub-divided as S.No. 76A-7, belonging to Patta No. 601, Vasumathi, bounded on the north by S.No. 76A-1A1A1X, east by S.No. 76A-5, south by S.No. 76A-8 and west by S.Nos. 76-1A1A1W and 76A-1A1A1Y—00190 Square Metres.

Ryotwari, dry, S.No. 76A-1A1A1N, now sub-divided as S.No. 76A-8, belonging to Patta No. 592, G. Ranganathan, bounded on the north by S.No. 76A-7, east and south by S.No. 76A-5 and west by S.No. 76A-1A1A1N—00200 Square Metres.

Ryotwari, dry, S.No.76A-1B1, now sub-divided as S.No. 76A-9, belonging to Patta No. 1301, N. Anandakumar, bounded on the north by S.No. 76A-5, east by S.No. 462, south by S.No. 76A-10 and west by S.No. 76A-1B1—00260 Square Metres.

Ryotwari, dry, S.No.76A-1B2, now sub-divided as S.No. 76A-10, belonging to Patta No.1302, P. Elapathy, bounded on the north by S.No. 76A-9, east by S.No. 462, south by S.No. 76A-11 and west by S.No. 76A-1B2—00200 Square Metres.

Ryotwari, dry, S.No.76A-1B3, now sub-divided as S.No. 76A-11, belonging to Patta No.1303, G. Pandurangan, bounded on the north by S.No. 76A-10, east by S.No. 78A, south by S.No. 76A-12 and west by S.No. 76A-1B3—00220 Square Metres.

Ryotwari, dry, S.No.76A-2A1A1, now sub-divided as S.No. 76A-12, belonging to Patta No.575, K. Rangapillai, Venkatesan, Balamapillai, Singarapillai and Narashiman, bounded on the north by S.No. 76A-11, east by S.No. 78A, south and west by S.No. 76A-2A1A1—00040 Square Metres.

Ryotwari, dry, S.No. 76B-1A, now sub-divided as S.No. 76B-1A, belonging to Patta No. 496, V.L. Varghees, bounded on the north by S.No. 494, east by S.No. 77, south by S.No. 76B-1B1 and west by S.No. 462—00300 Square Metres.

Ryotwari, dry, S.No.76B-1B1, now sub-divided as S.No. 76B-1B1 belonging to Patta No. 175, Shanthi, bounded on the north by S.No. 76B-1A, east by S.No. 77, south by S.No. 76B-1B2 and west by S.No. 462—00150 Square Metres.

Ryotwari, dry, S.No. 76B-1B2, now sub-divided as S.No. 76B-1B2, belonging to Patta No. 647, Ranganathan, bounded on the north by S.No. 76B-1B1, east by S.No. 78B, south by S.No. 76B-1B3 and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No.76B-1B3, now sub-divided as S.No. 76B-1B3, belonging to Patta No. 646, Subramani, bounded on the north by S.No. 76B-1B2, east by S.No. 78B, south by S.No. 76B-1C and west by S.No. 462—00050 Square Metres.

Ryotwari, dry, S.No. 76B-1C, now sub-divided as S.No. 76B-1C, belonging to Patta No. 94, T.A. Kasiraja, bounded on the north by S.No. 76B-1B3, east by S.No. 78B, south by S.No. 76B-2 and west by S.No. 462—00100 Square Metres.

Ryotwari, dry, S.No.76B-2, now sub-divided as S.No. 76B-2, belonging to Patta No. 103, G.Krishnan, bounded on the north by S.No. 76B-1C, east by S.No. 78B, south by S.No. 76B-3 and west by S.No. 462—00100 Square Metres.

Ryotwari, dry, S.No. 76B-3, now sub-divided as S.No. 76B-3, belonging to Patta No. 201, Subramani, bounded on the north by S.No. 76B-2, east and south by S.No. 78B and west by S.No. 462—00100 Square Metres.

Ryotwari, dry, S.No.78A-1, now sub-divided as S.No. 78A-6, belonging to Patta No. 575, Balaramapillai, bounded on the north by S.No. 76A, east by S.No. 462, south by Vadakal B and west by S.No. 78A-1—02960 Square Metres.

Ryotwari, dry, S.No.78A-5, now sub-divided as S.No. 78A-7, belonging to Patta No.1320, Gowrisankar, bounded on the north, east and south by S.No. 78A-6 and west by S.No. 78A-5—00090 Square Metres.

Ryotwari, dry, S.No. 78B-1A1, now sub-divided as S.No. 78B-1A1, belonging to Patta No. 126, Govindammal, bounded on the north by S.No. 76B, east by S.No. 77, south by S.No. 76B-3 and west by S.No. 76B—00050 Square Metres.

Ryotwari, dry, S.No. 78B-1A2, now sub-divided as S.No. 78B-3, belonging to Patta No. 94, T.A. Kasiraja, bounded on the north by S.No. 78B-1A1, east by S.No. 78B-1A2, south by S.Nos. 78B-1B and 4 and west by S.No. 76B—00060 Square Metres.

Ryotwari, dry, S.No. 78B-1A3, now sub-divided as S.No. 78B-4, belonging to Patta No. 637, Vijayalakshmi, bounded on the north by S.No. 78B-3, east by S.No. 78B-1A3, south by S.No. 78B-16 and west by S.No. 78B-1B—00180 Square Metres.

Ryotwari, dry, S.No. 78B-1A4, now sub-divided as S.No. 78B-16, belonging to Patta No. 142, K. Sakunthala, bounded on the north by S.No. 78B-4, east by S.No. 78B-1A4, south by S.No. 78B-6 and west by S.No. 76B-1C—00070 Square Metres.

Ryotwari, dry, S.No. 78B-1A5, now sub-divided as S.No. 78B-6, belonging to Patta No. 186, Seethalakshmi, bounded on the north by S.No. 78B-6, east by S.No. 78B-1A5, south by S.No. 78B-7 and west by S.No. 78B-1D—00100 Square Metres.

Ryotwari, dry, S.No. 78B-1E, now sub-divided as S.No. 78B-7, belonging to Patta No. 277, Divyanathan, bounded on the north by S.Nos. 78B-1D and 6, east by S.No. 78B-1E, south by S.No. 78B-8 and west by S.No. 462—00320 Square Metres.

Ryotwari, dry, S.No.78B-1A6, now sub-divided as S.No. 78B-8, belonging to Patta No.126, Govindammal, bounded on the north by S.No. 78B-7, east by S.No. 78B-1A6, south by S.Nos. 78B-9 and 1F and west by S.Nos. 78B-1F and 462—00250 Square Metres.

Ryotwari, dry, S.No. 78B-3, now sub-divided as S.No. 78B-9, belonging to Patta No. 1245, M.G. Sudakaran, bounded on the north by S.No. 78B-8, east by S.No. 78B-3, south by S.No. 78B-10 and west by S.No. 78B-1G—00120 Square Metres.

Ryotwari, dry, S.No. 78B-4, now sub-divided as S.No. 78B-10, belonging to Patta No.1246, M.G. Haridoss, bounded on the north by S.No. 78B-9, east by S.No. 78B-4, south by S.No. 78B-11 and west by S.No. 78B-1H—00110 Square Metres.

Ryotwari, dry, S.No. 78B-1A7, now sub-divided as S.No. 78B-11, belonging to Patta No.5, K.V.Ammani, bounded on the north by S.No. 78B-10, east by S.No. 78B-1A7, south by S.No. 78B-12 and west by S.No. 78B-2D—00020 Square Metres.

Ryotwari, dry, S.No.78B-2A1, now sub-divided as S.No. 78B-12, belonging to Patta No.5, Ammani, bounded on the north by S.No. 78B-1A7, east and south by S.No. 78B-2A1 and west by S.No. 78B-2E—00100 Square Metres.

Ryotwari, dry, S.No. 78B-2A2, now sub-divided as S.No. 78B-13, belonging to Patta No. 496, V.L. Varghees, bounded on the north by S.No. 78B-12, east by S.No. 78B-2A2, south by S.No. 78B-14 and west by S.No. 78B-2B—00120 Square Metres.

Ryotwari, dry, S.No.78B-2A3, now sub-divided as S.No. 78B-14, belonging to Patta No.366, Maheswari, bounded on the north by S.No. 78B-13, east by S.No. 78B-2A3, south by S.No. 78B-15 and west by S.No. 78B-2C—00140 Square Metres.

Ryotwari, dry, S.No.78B-2A7, now sub-divided as S.No. 78B-15, belonging to Patta No. 191, Kalyaniammal, bounded on the north by S.No. 78B-14, east by S.No. 78B-2A7, south by S.No. 78B-5 and west by S.No. 78B-2A4—00100 Square Metres.

Ryotwari, dry, S.No.78B-2A5A, now sub-divided as S.No. 78B-2A5A, belonging to Patta No. 126, Govindammal, bounded on the north by S.No. 78B-5, east by S.No. 79, south by S.No. 78B-2A5B and west by S.No. 462—00170 Square Metres.

Ryotwari, dry, S.No.78B-5, now sub-divided as S.No. 78B-5, belonging to Patta No.1674, Settu Elumalai, bounded on the north by S.No. 78B-2A4, east by S.No. 79, south by S.No. 78B-2A5A and west by S.No. 462—00330 Square Metres.

Ryotwari, dry, S.No.78B-1B, now sub-divided as S.No. 78B-1B, belonging to Patta No. 103, G.Krishnan, bounded on the north by S.No. 78B-3, east by S.No. 78B-1A3, south by S.No. 78B-4 and west by S.No. 76B—00150 Square Metres.

Ryotwari, dry, S.No.78B-1C, now sub-divided as S.No. 78B-1C, belonging to Patta No.202, Sulochana Nagaraj, bounded on the north by S.No. 78B-4, east by S.No. 78B-16, south by S.No. 78B-1D and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No.78B-1D, now sub-divided as S.No. 78B-1D, belonging to Patta No.109, Gururajan, bounded on the north by S.No. 78B-1C, east by S.No. 78B-6, south by S.No. 78B-7 and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No.78B-1F, now sub-divided as S.No. 78B-1F, belonging to Patta No. 1582, M.P.Rajan, bounded on the north and east by S.No. 78B-8, south by S.No. 78B-1G and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No. 78B-1G, now sub-divided as S.No. 78B-1G, belonging to Patta No. 241, M. Jeeva, bounded on the north by S.No. 78B-1F, east by S.No. 78B-9, south by S.No. 78B-1H and west by S.No. 462.—00200 Square Metres.

Ryotwari, dry, S.No. 78B-1H, now sub-divided as S.No. 78B-1H, belonging to Patta No.62, V. Elumalai, bounded on the north by S.No. 78B-1G, east by S.No. 78B-10, south by S.No. 78B-2D and west by S.No. 462—00100 Square Metres.

Ryotwari, dry, S.No. 78B-2D, now sub-divided as S.No. 78B-2D , belonging to Patta No. 62, V. Elumalai, bounded on the north by S.No. 78B-1H, east by S.No. 78B-10, south by S.No. 78B-2E and west by S.No. 462—00100 Square Metres.

Ryotwari, dry, S.No. 78B-2E, now sub-divided as S.No. 78B-2E, belonging to Patta No. 379, Mariammal, bounded on the north by S.No. 78B-2D, east by S.No. 78B-12, south by S.No. 78B-2B and west by S.No. 462—00250 Square Metres.

Ryotwari, dry, S.No. 78B-2B, now sub-divided as S.No. 78B-2B, belonging to Patta No. 339, Bakkiammal, bounded on the north by S.No. 78B-2E, east by S.No. 78B-13, south by S.No. 78B-2C and west by S.No. 462—00250 Square Metres.

Ryotwari, dry, S.No. 78B-2C, now sub-divided as S.No. 78B-2C, belonging to Patta No. 406, Muthusamy, bounded on the north by S.No. 78B-2B, east by S.No. 78B-14, south by S.No. 78B-2A4 and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No. 78B-2A4, now sub-divided as S.No. 78B-2A4, belonging to Patta No. 334, Parasuraman, bounded on the north by S.No. 78B-2C, east by S.No. 78B-15, south by S.No. 78B-5 and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No.78B-2A5B, now sub-divided as S.No. 78B-2A5B, belonging to Patta No.1454, Rishi Thulsiyan, bounded on the north by S.No. 78B-2A5A, east and south by S.No. 79 and west by S.No. 462—00300 Square Metres.

Ryotwari, dry, S.No. 79-3, now sub-divided as S.No. 79-7, belonging to Patta No. 200, Rishi Thulsiyan and Others bounded on the north by S.No. 78B, east by S.No. 79-3, south by S.No. 79-8 and west by S.No. 78B—00080 Square Metres.

Ryotwari, dry, S.No. 79-6A3, now sub-divided as S.No. 79-8, belonging to Patta No.1356, Vimaladevi and others, bounded on the north by S.No. 79-7, east by S.No. 79-6A3, south by S.No. 79-9 and west by S.No. 78B—00070 Square Metres.

Ryotwari, dry, S.No. 79-6A1B, now sub-divided as S.No. 79-9, belonging to Patta No.1557, Mahalakshmi, bounded on the north by S.No. 79-8, east by S.No. 79-6A1A, south by S.No. 79-10 and west by S.No. 78B—00330 Square Metres.

Ryotwari, dry, S.No. 79-6A1A, now sub-divided as S.No. 79-10, belonging to Patta No. 393, Meenarajan, bounded on the north by S.No. 79-9, east by S.No. 79-6A1A, south by S.No. 79-6A5 and west by S.No. 462—00100 Square Metres.

Ryotwari, dry, S.No.79-6A5, now sub-divided as S.No. 79-6A5 , belonging to Patta No. 701, D. Selvi, bounded on the north by S.No. 79-10, east by S.No. 79-6A1A, south by S.No. 79-6A2 and west by S.No. 462—00200 Square Metres.

Ryotwari, dry, S.No.79-6A2, now sub-divided as S.No. 79-6A2, belonging to Patta No. 549, Saraswathi, bounded on the north by S.No. 79-6A5, east by S.No. 79-6A1A, south by Vadakal B Village and west by S.No. 462—00200 Square Metres.

Ryotwari, wet, S.No.115-1, now sub-divided as S.No. 115-7 belonging to Patta No. 578, Varadharajan, bounded on the north by S.Nos. 180,131 and 132, east by S.No. 115-1, south by S.Nos. 129 and 121 and west by S.No. 130 and 132—03770 Square Metres.

Ryotwari, wet, S.No.121-1, now sub-divided as S.No. 121-3, belonging to Patta No. 1589, Sridevi, bounded on the north by S.No. 115, east by S.No. 121-1, south by S.No. 122 and west by S.Nos. 129 and 125—00100 Square Metres.

Ryotwari, wet, S.No.123-3, now sub-divided as S.No. 123-3, belonging to Patta No. 1576, Sriramalu, bounded on the north by S.No. 124, east by S.No. 123-7, south by S.No. 123-8 and west by S.No. 123-6—01550 Square Metres.

Ryotwari, wet, S.No.123-4, now sub-divided as S.No. 123-7, belonging to Patta No. 1585, Sriramalu, bounded on the north by S.No. 124, east by S.No. 123-4, south by S.No. 123-5 and west by S.No. 123-3—00400 Square Metres.

Ryotwari, wet, S.No.123-1C, now sub-divided as S.No. 123-6, belonging to Patta No. 524, Srirajamannar, bounded on the north by S.No. 124, east by S.No. 123-3, south by S.No. 123-8 and west by S.No. 123-1C—01230 Square Metres.

Ryotwari, wet, S.No.123-5, now sub-divided as S.No. 123-8, belonging to Patta No. 1517, L.S. Abneshbabu, bounded on the north by S.Nos. 123-6 and 3, east by S.No. 123-5, south by S.No. 498 and west by S.No. 123-9—02160 Square Metres.

Ryotwari, wet, S.No.124-1B, now sub-divided as S.No. 124-3 belonging to Patta No. 73, L.S. Abnesh Babu, bounded on the north by S.No. 125, east by S.No. 124-4, south by S.Nos. 124-5 and 6 and west by S.No. 124-1B—02060 Square Metres.

Ryotwari, wet, S.No.124-2B1, now sub-divided as S.No. 124-5, belonging to Patta No. 524, C. Rajamannar, bounded on the north by S.No. 124-3, east by S.No. 124-2B2, south by S.No. 123 and west by S.No. 124-2B1—00560 Square Metres.

Ryotwari, wet, S.No.124-2B2, now sub-divided as S.No. 124-6, belonging to Patta No. 203, A. Subramani, bounded on the north by S.No. 124-3, east by S.No. 124-2B2, south by S.No. 123 and west by S.No. 124-5—01650 Square Metres.

Ryotwari, wet, S.No.125-2, now sub-divided as S.No. 125-11, belonging to Patta No. 123, Govindarajapillai, bounded on the north by S.No. 125-10, east by S.No. 125-4B, south by S.No. 124 and west by S.No. 125-2—00700 Square Metres.

Ryotwari, wet, S.No.125-4A2, now sub-divided as S.No. 125-10, belonging to Patta No. 562, Chinnaponnu, bounded on the north by S.No. 125-9, east by S.No. 125-6, south by S.No. 125-11 and west by S.No. 125-4A2—00300 Square Metres.

Ryotwari, wet, S.No.125-4A1, now sub-divided as S.No. 125-9, belonging to Patta No. 693, K. Mohan, bounded on the north by S.No. 125-8, east by S.Nos. 125-3 and 6, south by S.No. 125-10 and west by S.No. 125-4A1—00220 Square Metres.

Ryotwari, wet, S.No.125-5, now sub-divided as S.No. 125-8, belonging to Patta No. 1589, Sridevi, bounded on the north by S.No. 129, east by S.Nos. 125-3, south by S.No. 125-9 and west by S.No. 125-5—00130 Square Metres.

Ryotwari, wet, S.No.125-3, now sub-divided as S.No. 125-3, belonging to Patta No. 123, Govindarajupillai, bounded on the north by S.No. 129, east by S.No. 121, south by S.Nos. 125-6 and 7 and west by S.Nos. 125-8 and 125-9—01500 Square Metres.

Ryotwari, wet, S.No.125-4B, now sub-divided as S.No. 125-4B, belonging to Patta No. 425, Jegeraj Jain, bounded on the north by S.Nos. 125-6 and 7, east by S.No. 122, south by S.No. 124 and west by S.Nos. 125-11—01400 Square Metres.

Ryotwari, wet, S.No.125-6, now sub-divided as S.No. 125-6, belonging to Patta No. 1589, Sridevi, bounded on the north by S.No. 125-3, east by S.No. 125-7, south by S.No. 125-4B and west by S.Nos. 125-9 and 125-10—00750 Square Metres.

Ryotwari, wet, S.No.125-7 now sub-divided as S.No. 125-7, belonging to Patta No. 692, Balapillai, bounded on the north by S.No. 125-3, east by S.Nos. 121 and 122, south by S.No. 125-4B and west by S.No. 125-6—00700 Square Metres.

Ryotwari, wet, S.No.129, now sub-divided as S.No. 129-2, belonging to Patta No. 143, Kuppan, bounded on the north by S.Nos. 130 and 115, east by S.No. 121, south by S.No. 125 and west by S.Nos. 128 and 129-1—03830 Square Metres.

Ryotwari, wet, S.No.130, now sub-divided as S.No. 130-2, belonging to Patta No. 143, Kuppan, bounded on the north by S.No. 131, east by S.No. 115, south by S.No. 129 and west by S.No. 130 -1—01770 Square Metres.

Ryotwari, wet, S.No.131, now sub-divided as S.No. 131-2, belonging to Patta No. 523, Sankar, bounded on the north by S.No. 133, east by S.No. 132, south by S.Nos. 130 and 115 and west by S.No. 131-1—00620 Square Metres.

Ryotwari, wet, S.No.132, now sub-divided as S.No. 132, belonging to Patta No. 1676, Usharani, bounded on the north by S.No. 180, east and south by S.No. 115 and west by S.Nos. 131 and 133—02050 Square Metres

Ryotwari, wet, S.No. 133, now sub-divided as S.No. 133-2, belonging to Patta No. 190, P. Geetha, bounded on the north by S.No. 180, east by S.No. 132, south by S.No. 131 and west by S.No. 133-1—00300 Square Metres.

Ryotwari, dry, S.No. 494-1A1, now sub-divided as S.No. 494-69, belonging to Patta No. 169, S.V. Farms, bounded on the north by S.Nos. 494-1A4 and 1A2, east by S.Nos. 494-1A1 and 58, south by S.No. 494-1B and west by S.No. 493—00400 Square Metres.

Ryotwari, dry, S.No. 494-1A1, now sub-divided as S.No. 494-75, belonging to Patta No. 169, S.V. Farms, bounded on the north by S.No. 494-74, east by S.No. 494-1A1, south by S.No. 77 and west by S.No. 494-6—00250 Square Metres.

Ryotwari, dry, S.No. 494-52, now sub-divided as S.No. 494-70, belonging to Patta No. 1181, Kamala, bounded on the North by T.S.No. 494-1B, east by S.No. 494-52, south by S.No. 494-71 and west by S.No. 494-4—00140 Square Metres.

Ryotwari, dry, S.No. 494-36, now sub-divided as S.No. 494-71, belonging to Patta No. 1101, Kamala, bounded on the north by S.No. 494-70, east by S.No. 494-36, south by S.No. 494-72 and west by S.No. 494-4—00090 Square Metres.

Ryotwari, dry, S.No. 494-37, now sub-divided as S.No. 494-72, belonging to Patta No. 1102, Visalaktchi, bounded on the north by S.No. 494-71, east by S.No. 494-37, south by S.No. 494-73 and west by S.No. 494-4—00090 Square Metres.

Ryotwari, dry, S.No. 494-5B, now sub-divided as S.No. 494-73, belonging to Patta No. 1040, Sankar, bounded on the north by S.Nos. 494-4 and 72, east by S.No. 494-5B, south by S.No. 494-74 and west by S.No. 463—00530 Square Metres.

Ryotwari, dry, S.No. 494-5A, now sub-divided as S.No. 494-74, belonging to Patta No. 134, Sakunthala, bounded on the north by S.No. 494-5B, east by S.No. 494-5A, south by S.No. 494-1A1A and west by S.No. 494-6—00590 Square Metres.

Ryotwari, dry, S.No. 494-1A2, now sub-divided as S.No. 494-1A2, belonging to Patta No. 878, Ignegious Rajukumar, bounded on the north by S.No. 496, east by S.Nos. 494-1A3 and 1A4, south by S.No. 494-69 and west by S.No. 493—00100 Square Metres.

Ryotwari, dry, S.No. 494-1A3, now sub-divided as S.No. 494-1A3, belonging to Patta No. 879, V. Selvaraj, bounded on the north by S.No. 496, east by S.No. 494-69, south by S.No. 494-1A4 and west by S.No. 494-1A2—00100 Square Metres.

Ryotwari, dry, S.No. 494-1A4, now sub-divided as S.No. 494-1A4, belonging to Patta No. 879, V. Selvaraj, bounded on the north by S.No. 494-1A3, east and south by S.No. 494-69 and west by S.No. 494-1A2—00200 Square Metres.

Ryotwari, dry, S.No. 494-1B, now sub-divided as S.No. 494-1B, belonging to Patta No. 882, Lakshmiramakrishnan, bounded on the north and east by S.No. 494-69, south by S.No. 494-70 and west by S.No. 494-4—00300 Square Metres.

Ryotwari, dry, S.No. 494-4, now sub-divided as S.No. 494-4, belonging to Patta No. 446, K. Narayanan, bounded on the north by S.Nos. 493 and 494-69, east by S.Nos. 494-1B, 70, 71 and 72, south by S.No. 494-73 and west by S.No. 463— 02350 Square Metres.

Ryotwari, dry, S.No. 496-1 now sub-divided as S.No. 496-14, belonging to Patta No. 547, Kannan Srinivasan, bounded on the north by S.No. 497, east by S.No. 496-1, south by S.No. 496-15 and west by S.No. 497—01900 Square Metres.

Ryotwari, dry, S.No. 496-5, now sub-divided as S.No. 496-15, belonging to Patta No. 606, Kannan Srinivasan, bounded on the north by S.No. 496-14, east by S.No. 496-5, south by S.Nos. 496-6B,9,62 and 16 and west by S.No. 497—01100 Square Metres.

Ryotwari, dry, S.No. 496-6C, now sub-divided as S.No. 496-16, belonging to Patta No. 826, Andal, bounded on the north by S.No. 496-15, east by S.No. 496-6C, south by S.No. 496-6A1A and west by S.No. 496-6B—00080 Square Metres.

Ryotwari, dry, S.No. 496-6A1A, now sub-divided as S.No. 496-17, belonging to Patta No.169, S.V. Farms, bounded on the north by S.Nos. 496-9,6B, 62 and 13, east by S.No. 496-6A1A, south by S.Nos. 496-6J,61,17 and 19 and west by S.No. 493—00720 Square Metres.

Ryotwari, dry, S.No.496-8, now sub-divided as S.No. 496-19, belonging to Patta No. 1341, Chinnammal James, bounded on the north by S.No. 496-17, east by S.No. 496-8, south by S.No. 494 and west by S.No. 496-17—00030 Square Metres.

Ryotwari, dry, S.No. 496-6B, now sub-divided as S.No. 496-6B, belonging to Patta No. 825, K. Ethirajan, bounded on the north by S.No. 496-15, east by S.No. 496-16, south by S.No. 496-17 and west by S.No. 496-9— 00250 Square Metres.

Ryotwari, dry, S.No. 496-6I, now sub-divided as S.No. 496-6I, belonging to Patta No. 859, Margerett Regina, bounded on the north by S.No. 496-17, east by S.Nos. 496-6J, and 6A3, south by S.Nos. 494 and 493 and west by S.No. 493—00200 Square Metres.

Ryotwari, dry, S.No.496-6J, now sub-divided as S.No. 496-6J, belonging to Patta No. 860, Balraj, bounded on the north and east by S.No. 496-17, south by S.No. 494-6A3 and west by S.No. 496-6I—00200 Square Metres.

Ryotwari, dry, S.No. 496-6L, now sub-divided as S.No. 496-6L, belonging to Patta No. 404, Chandrasekaran, bounded on the north by S.Nos 496-1 and 497-15, east by S.No. 496-9, south by S.No. 496-17 and west by S.No. 496-13—00250 Square Metres.

Ryotwari, dry, S.No.496-6A3, now sub-divided as S.No. 496-6A3 , belonging to Patta No.879, P. Selvaraj, bounded on the north by S.No. 496-6J, east by S.No. 496-17, south by S.No. 494 and west by S.No. 496-6I—00050 Square Metres.

Ryotwari, dry, S.No.496-9, now sub-divided as S.No. 496-9, belonging to Patta No.1337, Premalatha Samuel, bounded on the north by S.No. 496-15, east by S.No. 496-6B, south by S.No. 496-17 and west by S.No. 496-6L—00250 Square Metres.

Ryotwari, dry, S.No.496-13, now sub-divided as S.No. 496-13, belonging to Patta No.543, R.Meena , bounded on the north by S.No. 497, east by S.No. 496-6L, south by S.No. 496-17, and west by S.No. 493—00250 Square Metres.

Ryotwari, wet, S.No.498-1, now sub-divided as S.No. 498-9, belonging to Patta No.1517, L.S. Abinesh Babu, bounded on the north by S.No. 123, east by S.No. 498-1, south by S.Nos. 498-10 and 11 and west by T.S.No.123—00840 Square Metres.

Ryotwari, wet, S.No.498-2, now sub-divided as S.No. 498-10, belonging to Patta No.1517, L.S. Abinesh Babu, bounded on the north by S.No. 498-9, east by S.No. 498-11, south by S.No. 498-4 and west by T.S.No. 498-2—01700 Square Metres.

Ryotwari, wet, S.No. 498-5, now sub-divided as S.No. 498-11, belonging to Patta No. 1517, L.S. Abinesh Babu, bounded on the north by S.No. 498-9, east by S.No. 498-5, south by S.No. 498-4 and west by T.S.No. 498-10—01890 Square Metres.

Ryotwari, wet, S.No.498-3, now sub-divided as S.No. 498-3, belonging to Patta No. 300, Naveethammal, bounded on the north and east by S.No. 498-4, south by S.No. 497 and west by T.S.No.491—01150 Square Metres.

Ryotwari, wet, S.No.498-4, now sub-divided as S.No. 498-4, belonging to Patta No. 425, Jegraj Jain, bounded on the north by S.No. 498-10 and 11, east by S.No. 487, south by S.No. 497 and west by T.S.Nos. 491 and 498-3—02850 Square Metres.

Total—59510 Square Metres.

[G.O. (MS) No. 188, Highways and Minor Ports (HW2), 28th May 2010, வைகாசி 14, திருவள்ளுவர் ஆண்டு-2041.]

No. II(2)/HWMP/355/2010.—The Government of Tamil Nadu having been satisfied that the lands specified in the Schedule below are required for the Highways purpose to wit for the formation of Vandular to Wallajabad Road (i.e) to extend to six lane of old road and it have already been decided that the entire amount of compensation to be awarded for the lands is to be paid out of the fund controlled and managed by the Chief Engineer (Gen), Highways Department, Chennai and having considered the cause shown by the owners or other persons having interest on the said lands , as the case may be, do hereby publish the following notice under sub section (1) of the Section 15 of the Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002).

NOTICE

Under sub-section (1) Section 15 of Tamil Nadu Highways Act, 2001 (Tamil Nadu Act 34 of 2002) , the Governor of Tamil Nadu hereby acquires the land specified in the schedule below and measuring an extent of 23532 Sq.mtrs to the same, a little more or less are needed for Highways purpose to wit, for the formation of widening of road from Vandular to Walajabad Road (i.e) to extend to six lane of old road.

The plan of the lands is kept in the office of the Tahsildar, Sriperumpudur and may be inspected at any time during office hours.

SCHEDULE

Kancheepuram District, Kancheepuram Taluk,
92. Uthukadu Village,

Government, dry, S.No. 547-15 Part, now sub-divided as S.No.547-15B belonging to Patta No. 1518, Thamimanzari, son of Ahmed Mohaideen, bounded on the north by S.No. 547/15A, east by Nithanallur village, south by S.No.748 and west by S.No. 549—00745 Sq.metrs.

Government, dry, S.No. 550-4 (Part), now sub-divided as S.No. 550-4B, belonging to Patta No. 840, Vijaya, wife of P.V. Reddy, bounded on the north by S.No. 550-4A, east by S.No. 549, south by S.Nos. 747, 746 and west by S.No. 550-1—00500 Square Metres.

Government, dry, S.No. 551-17A (Part), now sub-divided as S.No. 551-17A2, belonging to Patta No.743, Vishnuvaradha Reddiar, son of Venkatasamy Reddiar, bounded on the north by S.No. 551-17A1, east by S.No. 550, south by S.No. 551-18A2 and west by S.No. 551-17A1—00040 Square Metres.

Government, dry, S.No. 551-18A (Part), now sub-divided as S.No. 551-18A2, belonging to Patta No.743, Vishnuvaradha Reddiar son of Venkatasamy Reddiar, bounded on the north by S.No. 551-17A2 east by S.No. 550, south by S.Nos. 552 and 746 and west by S.No. 551-18A1—00255 Square Metres.

Government, manavari, S.No. 552-4 (Part), now sub-divided as S.No. 552-4B, belonging to Patta No.743, Vishnuvaradha Reddiar, son of Venkatasamy Reddiar, bounded on the north by S.No. 552-4A, east by S.No. 552-5, south by S.No. 552-6B and west by S.No. 552-4A—00050 Square Metres.

Government, manavari, S.No. 552-6 (Part), now sub-divided as S.No. 552-6B, belonging to Patta No.743, Vishnuvaradha Reddiar, son of Venkatasamy Reddiar, bounded on the north by S.No. 552-4B, east by S.No. 746, south by S.No. 552-7B and west by S.No. 552-6A—00075 Square Metres.

Government, manavari, S.No. 552-7 Part now sub-divided as S.No. 552-7B, belonging to Patta No.1568, R. Govindaraj, son of Ramakrishna Naidu, bounded on the north by S.No. 552-6B, east by S.No. 746, south by S.No. 552-9B and west by S.No. 552-7A—00065 Square Metres.

Government, manavari, S.No. 552-9 Part now sub-divided as S.No. 552-9B, belonging to Patta No.1568, R. Govindaraj, son of Ramakrishna Naidu, bounded on the north by S.No. 552-7B east by S.No. 746, 742 south by S.No. 552-12B2 and west by S.No. 552-9A—00260 Square Metres.

Government, manavari, S.No. 552-12B (Part), now sub-divided as S.No. 552-12B2 belonging to Patta No.1568, R. Govindaraj, son of Ramakrishna Naidu, bounded on the north by S.No. 552-9B, east by S.No. 742, south by S.No. 552-14A2 and west by S.No. 552-12B1—00240 Square Metres.

Government, manavari, S.No. 552-14A Part now sub-divided as S.No. 552-14A2 belonging to Patta No.1537, R. Govindaraj, son of Ramakrishna Naidu, bounded on the north by S.No. 552-12B2 east by S.No. 742, south by S.No. 552-14B2 and west by S.No. 552-14A1—00250 Square Metres.

Government, manavari, S.No. 552-14B (Part), now sub-divided as S.No. 552-14B2 belonging to Patta No.1514, C. Ramalingam, son of Chinnu Reddiar and Baby, wife of Ramalingam, bounded on the north by S.No. 552-14A2, east by S.No. 742, south by S.No. 615 and west by S.No. 552-14B1—00250 Square Metres.

Government, manavari, S.No. 616-2 Part now sub-divided as S.No. 616-2B, belonging to Patta No.1111, Rajaram, son of Somasundara Mudaliar and Ganasambandam, son of Somasundara Mudaliar, bounded on the north by S.No. 616-1, east by S.No. 739, south by S.No. 616-3 and west by S.No. 616-2A—00130 Square Metres.

Government, wet, S.No. 616-4 (Part), now sub-divided as S.No. 616-4B, belonging to Patta No.1111, Rajaram, son of Somasundara Mudaliar and Ganasambandam, son of Somasundara Mudaliar bounded on the north by S.No. 616-3, east by S.No. 739, south by S.No. 619 and west by S.No. 616-4A—00680 Square Metres.

Government, wet, S.No. 619-4 (Part), now sub-divided as S.No. 619-4B, belonging to Patta No.1478, R.G.K.Subramani, son of R.S.Mani bounded on the north by S.No. 616, east by S.No. 738 south by S.No. 620 and west by S.No. 619-4A—00995 Square Metres.

Government, wet, S.No. 620-2 (Part), now sub-divided as S.No. 620-2B, belonging to Patta No.549, T.Narayanasamy. son of Thoppalan Pillai. bounded on the north by S.No. 620-1, east by S.No. 738, south by S.No. 620-3B and west by S.No. 620-2A—00500 Square Metres.

Government, wet, S.No. 620-3 Part now sub-divided as S.No. 620-3B, belonging to Patta No.549, T.Narayanasamy son of Thopplanpillai bounded on the north by S.No. 620-2B, east and south by S.No. 730 and west by S.No. 620-3A—00585 Square Metres.

Government, wet, S.No. 620-4 Part now sub-divided as S.No. 620-4B, belonging to Patta No.549, T.Narayanasamy, son of Thoppalan Pillai, bounded on the north by S.No. 620-3A, east S.No. 730 and south by S.No. 708 and west by S.No. 620-4A—00125 Square Metres.

Government, wet, S.No. 709-9B Part now sub-divided as S.No. 709-9B2, belonging to Patta No.1699, Pachiayappan son of Subbupillai bounded on the north by S.No. 708, east by S.No. 729, south by S.No. 709-9C2 and west by S.No. 709-9B1—00340 Square Metres.

Government, wet, S.No. 709-9C Part now sub-divided as S.No. 709-9C2, belonging to Patta No.1445, Venkatesan son of Elumalai Pillai, bounded on the north by S.No. 709-9B2, east by S.No. 729, south by S.No. 709-9D2 and west by S.No. 709-9C1—00200 Square Metres.

Government, wet, S.No. 709-9A (Part), now sub-divided as S.No. 709-9A2, belonging to Patta No.1700, Pachaiyappan son of Subbupillai and Venkatesan, son of Elumalaipillai, bounded on the north and east by S.No. 708, south by S.No. 709-9B2 and west by S.No. 709-9A1—00007 Square Metres.

Government, wet, S.No. 709-9D (part), now sub-divided as S.No. 709-9D2, belonging to Patta No.1600, Venkatesan son of Elumalai Pillai, bounded on the north by S.No. 709-9C2, east by S.No. 729, south by S.No. 711 and west by S.No. 709-9D1—00215 Square Metres.

Government, wet, S.No. 711-2 (part), now sub-divided as S.No. 711-2B, belonging to Patta No.46, Angammal, wife of Pachaipillai *alias* Lakshmananpillai, bounded on the north and east by S.No. 709, south by S.No. 711-3B and west by S.No. 711-2A—00165 Square Metres.

Government, wet, S.No. 711-3 (part), now sub-divided as S.No. 711-3B, belonging to Patta No.1134, Krishnanpillai, son of Narayanasamy Pillai and Chellammal wife of Chakrapani Pillai, bounded on the north by S.No. 711-2B, east by S.No. 709, south by S.No. 711-4B2 and west by S.No. 711-3A—00165 Square Metres.

Government Wet, S.No. 711-4B (part), now sub-divided as S.No. 711-4B2, belonging to Patta No.46, Angammal, wife of Pachaipillai *alias* Lakshmananpillai, bounded on the north by S.No. 711-3B, east by S.No. 726, south by S.No. 711-7B and west by S.No. 711-4B1—00180 Square Metres.

Government, wet, S.No. 711-6 (part), now sub-divided as S.No. 711-6B, belonging to Patta No.1598, Jagannadan, son of Elumalai Pillai, bounded on the north by S.No. 711-7B, east by S.No. 726, south by S.No. 713 and west by S.No. 711-6A—00210 Square Metres.

Government, wet, S.No. 711-7 (part), now sub-divided as S.No. 711-7B, belonging to Patta No.412, Sundaresan, son of Boopathy Mudaliar, bounded on the north by S.No. 711-4B2, east by S.No. 726, south by S.No. 711-6B and west by S.No. 711-7A—00095 Square Metres.

Government, wet, S.No. 713-4 (part), now sub-divided as S.No. 713-4B, belonging to Patta No.1016, Sriramalu, son of Manickam Pillai, bounded on the north by S.No. 711, east by S.No. 726, south by S.No. 713-5A2 and west by S.No. 713-4A—00390 Square Metres.

Government, wet, S.No. 713-5A (part), now sub-divided as S.No. 713-5A2, belonging to Patta No.308, Govindammal, wife of Sriramalu, bounded on the north by S.No. 713-4B, east by S.No. 726, south by S.No. 713-5B2 and west by S.No. 713-5A1—00420 Sq.mtrs

Government, wet, S.No. 713-5B (part), now sub-divided as S.No. 713-6B2, belonging to Patta No.1010, Jayaradhi, wife of Chandiran bounded on the north by S.No. 713-5A2, east by S.No. 725, south by S.No. 713-9B and west by S.No. 713-5B1—00165 Square Metres.

Government, wet, S.No. 713-9 (part), now sub-divided as S.No. 713-9B, belonging to Patta No.1010, Jayaradhi, wife of Chandiran, bounded on the north by S.No. 713-5B2, east by S.No. 725, south by S.No. 714 and west by S.No. 713-9A —00520 Square Metres.

Government, wet, S.No. 720-3 (part), now sub-divided as S.No. 720-3B, belonging to Patta No.561, Nagalingam, son of Perumal, bounded on the north by S.No. 714, east by S.No. 721, south by S.No. 720-4C and west by S.No. 720-3A—00140 Square Metres.

Government, wet, S.No. 720-4C (part), now sub-divided as S.No. 720-4C2, belonging to Patta No.350, Shanmugam Mudaliar son of Vellai Mudaliar, bounded on the north by S.No. 720-3B, east by S.No. 721, south by S.No. 720-7B2 and west by S.No. 720-4C1—00460 Square Metres.

Government, wet, S.No. 720-7A (part), now sub-divided as S.No. 720-7A2, belonging to Patta No.350, Shanmugam Mudaliar, son of Vellai Mudaliar, bounded on the north and east by S.No. 720-7B2, south by S.No. 720-8 and west by S.No. 720-7A1—00085 Square Metres.

Government, wet, S.No. 720-7B (part), now sub-divided as S.No. 720-7B2, belonging to Patta No.351, Shamrath Bev,i wife of Abdul Rehman, bounded on the north by S.No. 720-4C2, east by S.No. 721 south by S.No. 720-8 and west by S.Nos. 720-7A1 and 7B1—00190 Square Metres.

Government, wet, S.No. 722-2B1A (part), now sub-divided as S.No. 722-2B1A1, belonging to Patta No.1608, Uthukadu Panchayat, bounded on the north by S.No. 722-2B1B1, east by S.No. 722-2B1A2, south by S.No. 722-2B1C1 and west by S.No. 722-1—00030 Square Metres.

Government, wet, S.No. 722-2B1B (part), now sub-divided as S.No. 722-2B1B1, belonging to Patta No.1379, V.S.Vijayan, son of Sampath Mudaliar, bounded on the north by S.No. 722-2B1B2 east by S.No. 722-2B1B2, south by S.No. 722-2B1A1 and west by S.No. 722-1—00025 Square Metres.

Government, wet, S.No. 722-2B1C (part), now sub-divided as S.No. 722-2B1C1, belonging to Patta No.1379, V.S.Vijayan, son of Sampath Mudaliar, bounded on the north by S.No. 722-2B1A1, east by S.No. 722-2B1C2, south by Walajabad Village and west by S.No. 722-1—00110 Square Metres.

Government, wet, S.No. 725-1 part, now sub-divided as S.No. 725-1A, belonging to Patta No.196, Pradeep Kumar, son of Mahaveerchand, Mamtha wife of Munnalai, Chandanbala, wife of Dileepkumar, Ahakumari, wife of Pradeepkumar and Pawankumari, wife of Kishorekumar, bounded on the north by S.No. 727, east by S.No. 725-1B, south by S.No. 723 and west by S.Nos. 726 and 721—01355 Square Metres.

Government, wet, S.No. 728-1 (part), now sub-divided as S.No. 728-1A, belonging to Patta No.52, Kanagammal, wife of Ganapathy, Mythili daughter of Ganapathy and Selvarani daughter of Ganapathy, bounded on the north by S.No. 731, east by S.No. 728-1B, south by S.No. 727 and west by S.No. 729, 730—01495 Square Metres.

Government, wet, S.No. 733-1 (part), now sub-divided as S.No. 733-1A, belonging to Patta No.1018, Pawen Garments Ltd., (Vijayagopal Reddy, son of Parthasarathy Reddy, Director), bounded on the north by S.No. 734, east by S.No. 733-1B, south by S.No. 733-6A and west by S.No. 730 and 738—00705 Square Metres.

Government, wet, S.No. 733-6 (part), now sub-divided as S.No. 733-6A belonging to Patta No.1018, Pawen Garmets Ltd (Vijayagopal Reddy, son of Parthasarathy Reddy, Director), bounded on the north by S.No. 733-1A, east by S.No. 733-6B, south by S.No. 731 and west by S.No. 730—00320 Square Metres.

Government, wet, S.No. 734-1 (Part), now sub-divided as S.No. 734-1A belonging to Patta No. 61, Adhilakshmiammal wife of Venkatarampillai, bounded on the north by S.No. 734-3, east by S.No. 734-1B, south and west by S.No. 734-3—00150 Square Metres.

Government, wet, S.No. 734-4 (Part), now sub-divided as S.No. 734-4A belonging to Pawen Garments Ltd., (Vijayagopal son of Parthasarathy, Director) bounded on the north by S.No. 734-3 east by S.No. 734-4B, south by S.No. 733 and west by S.No. 738—00370 Square Metres.

Government, wet, S.No. 737-1 (Part), now sub-divided as S.No. 737-1A belonging to Patta No.1111, Rajaram, son of Gnanasambandam, Rajaram, son of Somasundara Mudaliar and Gnanasambandam, son of Somasundara Mudaliar, bounded on the north by S.No. 740, east by S.No. 737-1B, south by S.No. 737-2A and west by S.No. 739—00990 Square Metres.

Government, wet, S.No. 737-2 (Part), now sub-divided as S.No. 737-2A, belonging to Patta No.259 Mannupillai, son of Kuppupillai, bounded on the north by S.No. 737-1A, east by S.No. 737-2B, south by S.No. 734 and west by S.No. 738—00650 Square Metres.

Government, manavari, S.No. 741-1 now sub-divided as S.No. 741-1B, belonging to Patta No.1111, Rajaram son of Ganasambandam and Rajaram son of Somasundara Mudaliar, Ganansambandam, son of Somasundara Mudaliar, bounded on the north by S.No. 743, east by S.No. 741-1A, south by S.No. 740 and west by S.No. 739—00975 Square Metres.

Government, manavari, S.No. 743-1 (Part), now sub-divided as S.No. 743-1A, belonging to Patta No.232 Thamizharasi, Rajendran, Ayyadurai and Chitra, bounded on the north by S.No. 745, east by S.No. 743-1B, south by S.No. 743-2A and west by S.Nos. 742 and 746—01485 Square Metres.

Government, manavari, S.No. 743-2 (Part), now sub-divided as S.No. 743-2A, belonging to Patta No. 333, Chandranadar, son of Ramalinganadar, bounded on the north by S.No. 743-1A, east by S.No. 743-2B, south by S.No. 741 and west by S.No. 742—00625 Square Metres.

Government, manavari, S.No. 745-2A (Part), now sub-divided as S.No. 745-2A1, belonging to Patta No.1595, Venu Pillai, son of Kannapillai, Kothasushma wife of Naveen and Kothalavanya, wife of Gopi, bounded on the north by S.No. 746, east by S.No. 745-2B1, south by S.No. 745-2A2 and west by S.No. 745-1—00385 Square Metres.

Government, manavari, S.No. 745-2B (Part), now sub-divided as S.No. 745-2B1, belonging to Patta No.958, Venkatesa Pillai, son of Kannnapillai, bounded on the north by S.No. 746, east by S.No. 745-2C1, south by S.No. 745-2B2 (Part), and west by S.No. 745-2A1—01005 Square Metres.

Government, manavari, S.No. 745-2C (Part), now sub-divided as S.No. 745-2C1, belonging to Patta No.963 Venu Pillai son of Kannapillai, bounded on the north by S.No. 746 and 747, east by S.No. 745-2D1 south by S.No. 745-2C2 and west by S.No. 745-2B1—00780 Square Metres.

Government, manavari, S.No. 745-2D (Part), now sub-divided as S.No. 745-2D1, belonging to Patta No.964, Velpandiaraj, son of Arumuga Nainar, bounded on the north by S.No. 747, east by S.No. 749, south by S.No. 745-2D2 and west by S.No. 745-2C1—0360 Square Metres.

Government, dry, S.No. 749-1 (Part), now sub-divided as S.No. 749-1A, belonging to Patta No.1222, Gasa company (Principal Zonal Officer), bounded on the north by S.Nos. 747 and 748 and east by S.No. 749-5A1, south by S.No. 749-1B west by S.No. 745—000555 Square Metres.

Government, dry, S.No. 749-5A (Part), now sub-divided as S.No. 749-5A1, belonging to Patta No.1222, Gasa Company, bounded on the north by S.No. 748, east by S.No. 749-5B1, south by S.No. 749-5A2 and west by S.No. 749-1A—00400 Square Metres.

Government, dry, S.No. 749-5B (Part), now sub-divided as S.No. 749-5B1, belonging to Patta No.1702, Tamizharasi wife of Gunasekaran, bounded on the north by S.No. 748, east by S.No. 749-6A, south by S.No. 749-5B2 and west by S.No. 749-5A1—000545 Square Metres.

Government, dry, S.No. 749-6 (Part), now sub-divided as S.No. 749-6A, belonging to Patta No.1702, Tamizharasi, wife of Gunasekaran, bounded on the north by S.No. 748, east by S.No. 750, south by S.No. 749-6B and west by S.No. 749-5B1—00340 Square Metres.

Government, dry, S.No. 750-2 Part now sub-divided as S.No. 750-2A belonging to Patta No.1688, Mahimaidoss, son of Suresh, bounded on the north by S.No. 748, east by Nathanallur village, south by S.No. 750-2B and west by S.No. 750-1—00185 Square Metres.

Total—23532 Square Metres.

[G.O.Ms.No. 190, Highways and Minor Ports (HP1), 28th May 2010, Vaikasi 14, Thiruvalluvar Aandu-2041.]

No. II(2)/HWMP/356/2010—The Government of Tamil Nadu having been satisfied that the lands specified in the schedule below have to be acquired for highways purpose to wit for formation of Ettukkudi Bypass road and it having already been decided that the entire amount of compensation to be awarded for the lands are to be paid out of the funds controlled or managed by Divisional Engineer (Highways) Nagapattinam. The following notice is issued under sub-section (1) of Section 15 of the Tamil Nadu Highways Act, 2001.

NOTICE

Under sub-section (1) of Section 15 of the Tamil Nadu HIghways Act, 2001 (Tamil Nadu Act 34 of 2002), the Governor of Tamil Nadu hereby acquires the lands specified in the schedule below and measuring 3.79.68 hectare to the same, a little more or less needed for Highways purpose, to wit for formation of Ettukudi Bypass.

The Plan of the lands are kept in the Office of the Divisional Engineer (Highways) Nagapattinam-Tahsildar, Thirukkuvalai and may be inspected at any time during office hours.

SCHEDULE

Nagapattinam District, Thirukkuvalai Taluk,
18. Ettukkudi Village.

Wet, Old S.No. 122, New S.No. 122-2, owner-person interested Panchabakesa Thevar, son of Mariyappa Thevar, Thirukkuvalai—0.50.0 hectare.

Wet, Old S.No. 123-2, New S. No. 123-2B, owner-person interested, Aravintham, wife of Perumal, Ettukkudi—0.30.0 hectare.

Wet, Old S.No. 125-2, New S.No. 125-2B, owner-person interested, Aravintham, wife of perumal, Ettukkudi—0.14.5 hectare.

Wet, Old S.No. 123-9, New S.No. 123-9B, owner-person interested, Balasubramaniyan, son of Karthikeya Gurukkal, Ettukkudi—0.23.0 hectare.

Wet, Old S.No. 123-8, New S.No. 123-8B, owner-person interested, Udayakumar, son of Sakthivel, Ettukkudi—0.03.5 hectare.

Wet, Old S.No. 126-1A2, New S.No. 126-1A2B, owner-person interested Chandrasekaran, son of Srinivasa Iyyar, Karaikudi—0.64.0 hectare.

Wet, Old S.No. 216-1, New S.No. 216-1B, owner-person interested Chandrasekaran son of Srinivasa Iyyar, Karaikudi—0.20.0 hectare.

Wet, Old S.No. 217-2A, New S.No. 217-2A-2, owner-person interested Jayaraman son of Rajagopal Rettiyar, Ettukkudi—0.00.18 Square metre.

Wet, Old S.No. 217-2B, New S.No. 217-2B1, owner-person interested Kannaiyan son of Rajagopal Rettiyar, Ettukkudi—0.00.5 Square metre.

Wet, Old S.No. 219-1, New S.No. 219-4B, owner-person interested Rajalakshmi, wife of Kailasanathan, Ettukkudi and Dharamambal, wife of Kailasanathan, Ettukkudi—0.08.0 hectare.

Wet, Old S.No. 219-2, New S.No. 219-2B, owner-person interested Kalyanasundaram, son of Swaminatha Desikar, Ettukkudi—0.15.5 hectare.

Wet, Old S.No. 219-4, New S.No. 219-4B, owner-person interested Kamala, wife of Thaiyamanvan, Ettukkudi and Kamala, wife of Sarkunam, Kattimedu—0.20.0 hectare.

Wet, Old S.No. 220-1, New S.No. 220-1A, owner-person interested Subramaniyan son of Veerapa Thevar, Ettukkudi and Sabapathy, son of Veerappa Thevar, Ettukkudi—0.08.0 hectare.

Wet, Old S.No. 222-2C, New S.No. 222-2C-1, owner-person interested Subramaniyan, son of Veerapathevar, Ettukkudi and Sabapathy son of Veerappa Thevar, Ettukkudi—0.04.5 hectare.

Wet, Old S.No. 220-2, New S.No. 220-2B, owner-person interested Jeevarathinam wife of Narayanasamy, Kooduvancheri—0.10.5 hectare.

Wet, Old S.No. 220-4, New S.No. 220-4B, owner-person interested Kamalambal, wife of Thiru Subramaniyan, Ettukkudi—0.13.0 hectare.

Wet, Old S.No. 131-2A, New S.No. 131-2A2, owner-person interested Govindammal, wife of Pandurangan, Velippalaiyam, Nagapattinam—0.02.0 hectare.

Wet, Old S.No. 131-2B, New S.No. 131-2B2, owner-person interested Govindammal, wife of Pandurangan, Velippaliyam, Nagapattinam—0.02.0 hectare.

Wet, Old S.No. 131-3, New S.No. 131-3B, owner-person interested Sudha, wife of Venkatesan, Bangalore—0.21.0 hectare.

Wet, Old S.No. 144-1A, New S.No. 144-1B2, owner-person interested Rajeswari wife of Govindarasu, Ettukkudi—0.14.0 hectare.

Wet, Old S.No. 148-1A, New S.No. 148-1A2, owner-person interested Rajeswari, wife of Thiru Govindarasu, Ettukkudi—0.03.0 hectare.

Wet, Old S.No. 148-1A, New S.No. 148-1A2, (Part), owner-person interested Sarammal, wife of Peer Mohamed, Ettukkudi—0.03.0 hectare.

Wet, Old S.No. 148-1A, New S.No. 148-1A2 (Part), owner-person interested Venkataesan, son of Packirisamy, Bangalore—0.04.0 hectare.

Wet, Old S.No. 215-1, New S.No. 215-1B, owner-person interested Pappammal, wife of Govindarajan Rettiyar, Keelatheru, Ettukkudi—0.16.0 hectare.

Total 3.79.68 hectares.

G. SANTHANAM,
Secretary to Government.

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Notifications under Tamil Nadu Town and Country Planning Act.

Exemption from certain provisions of Development Regulations of Second Master Plan for Chennai Metropolitan Area relating to the Construction of Police Station of Peerkankaranai Village, Chennai under the Act.

[G.O.(2D) No. 221, Housing and Urban Development (UD VI), 19th May 2010.]

No. II(2)/HOU/357/2010.—In exercise of the powers conferred by Section 113 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby exempts the site at S.No. 183-3B of Peerkankaranai Village, from Sl.No .A,C,F(ii) of Table 7 under Regulation 25 relating to plot extent, road with, side set back (North and South), of the Development Regulations of Second Master Plan for Chennai Metropolitan Area, 2026 for the construction of Police Station with GF + 2F at the above site.

Exemption from certain provisions of Development Regulations of Second Master Plan for Chennai Metropolitan Area relating to land use, for construction of solid waste management transfer Station by the Pallavaram Municipality under the Act.

[G.O. Ms. No. 117, Housing and Urban Development (UD VI), 26th May 2010.]

No. II(2)/HOU/358/2010.—In exercise of the powers conferred by Sectiion 113 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby exempts the land in S.No. 432/9, and 432-10, (Part) (T.S.No. 13 (Part), Block No. 45) of Zamin Pallavaram Village from Regulation 6(1) of Development Regulations of Second Master Plan for Chennai Metropolitan Area 2026, relating to land use, for construction of solid waste management transfer station by the Pallavaram Municipality, at the above site, subject to the following conditions:—

(a) Environment clearance/TNPCB consent should be obtained for the project.

(b) Enter upon permit should be obtained from the collector for the lake poramboke land before putting up any structures.

(c) No objection certificate should be obtained from public Works Department, and

(d) The height of the compound wall should be increased to atleast 3m. in height to prevent visual and other pollution in the areas around and minimize negative impact on the neighbouring properties.

Exemption from certain provisions of Development Regulations of Second Master Plan for Chennai Metropolitan Area relating to road width for construction of Commercial building and multi level Car Parking at Nungambakkam, Chennai under the Act.

[G.O. Ms. No. 119, Housing and Urban Development (UD 1), 27th May 2010.]

No. II(2)/HOU/359/2010.—In exercise of the powers conferred by Section 113 of the Tamil Nadu Town and Country Planning Act, 1971 Tamil Nadu Act 35 of 1972) the Governor of Tamil Nadu hereby exempts the land at S.No. 63, Wallace Garden, 1st Street, Nungambakkam Village, Nungambakkam, Chennai from the provision of clause (a) of sub-regulation (2) of regulation 27 of the Development Regulations of Second Master Plan for Chennai Metropolitan Area 2026 relating to road width for the proposed construction of stilt + 4 Floors Commercial building and Multi level car parking - 7 levels in the above land by the Corporation of Chennai.

ASHOK DONGRE,
Secretary to Government.

INDUSTRIES DEPARTMENT

Secretariat, 16th June 2010

Exemption from Land Acquisition

No. II(2)/IND/360/2010.

[Industries - Land Acquisition - Mahindra Industrial Park - Chettipunniyam Village, Chengalpattu Taluk, Kancheepuram District - Exemption from Land Acquisition - Orders - Issued]

The following Government Order is Published:—

[G.O. Ms. No. 88, Industries (MIE 1), 30th July 2009.]

READ :

1. From Thiru R. Ravi and others, representation dated 9-4-2008

2. From Thiru Sadhan Kumar Shetty and others, representation dated 11-4-2008.

3. From District Collector, Kancheepuram, Letter No. Rc. 10-1998-F5, dated 30-10-2008 and 20-5-2009

ORDER:—No. 88, Industries (MIE 1), 30th July 2009

M. Ravi and others, in their representation first read above, have stated that an extent of 1.67 acres purchased by them in S.No. 405/1B2B of Chetttipunniyam Village, Chengalpattu Taluk, Kancheepuram District, included in the acquisition proceedings of Mahindra Industrial Park may be excluded from the acquisition. Sadhan Kumar Shetty and others, in their representation second read above, have stated that an extent of 3.21 acres of Orchard Farm in S.No. 405/3, 405/4 and 405/5, owned by them in Chettipunniyam Village, Chengalpattu Taluk, Kancheepuram District, notified for acquisition under Industrial Purposes Act, 1997 for MIPL which may be exempted from the acquisition proceedings.

2. In G.O. Ms. No. 630. Industries, dated 24-9-1998 administrative sanction was accorded for acquisition of lands to an extent of 334.875 hectares under Land Acquisition Act, 1894 in Paranur, Veerapuram, Thenmelpakkam, Rajakulipettai, Anumanthai, Anjur, Kunnavakkam and Chettipunniyam Villages of Chengalpattu Taluk, Kancheepuram District, for setting up of Mahindra Industrial Park.

Accordingly, necessary proceedings were initiated under Land Acquisition Act, 1894 and the notification under section 4(1) and 6 of the act was published in respect of Chettipunniyam Village for the following lands:—

S.No.	*Extent (in hectares)*	*Notification under section 4(1)*	*Notification under section 6*	*Remarks*
405/1A2 (part)	0.04.5	G.O. Ms. No. 676, Industries (MID), dated 1-9-1999	G.O. Ms. No.334, Industries (MID), dated 20-9-2000	-
405/1B2 (part)	0.68.0	do	do	Originally it was noted as 405/1B2 It was sub divided as 405/ 1B2B and again it was sub-divided as 405/ 1B2B, 405/6 and 405/7
405/3	0.43.5	do.	do.	-
405/4	0.43.0	do.	do.	-
405/5	0.43.5	do.	do.	-
Total	**2.02.5**			

3. Sadhan Kumar and others have filed W.P. No. 18114 to 18116 of 2006 in Madras High Court against the above land acquisition proceedings. The Madras High Court, in its order dated 31-8-2001, has quashed the declaration issued under section 6 in respect of lands in S.No. 405/2 etc. of Chettipunniyam Village and issued directions to make enquiry under Section 5A of the LA Act afresh. Accordingly, an enquiry under section 5(A) was conducted on 9-11-2001. Simultaneously, land acquisition proceeding was being continued under Land Acquisition for Industrial Purposes Act, 1997. The petitioner had filed W.P Nos. 6010 to 6012 of 2007 and 7761 to 7763 of 2007 in Madras High Court against the notice in Form-E under section 4(2) of Land Acquisition for Industrial Purposes Act, 1997 and obtained order of stay of dispossession.

4. The District Collector, Kancheepuram, in his letter third read above, has stated that S.No. 405/1B2B, was sub-divided

as per 8-A/1027/1416 dated 7-2-2007 as S.No. 405-1B2B, 405/6 and 405/7 and pattas have been issued in favour of the persons as mentioned in the statement after notified the lands for acquisition during 2007 as follows:—

Survey No. (1)	*Extent (in hectare)* (2)	*Name of the Petitioner.* (3)
405/1B2B	0.19.0	1502, Arivudainambi
405/6	0.17.0	1503, M. Ravi
405/7	0.32.0	1504, Hotel Pallava
Total	**0.68.0**	

5. The District Collector, Kancheepuram, has also stated that R. Arivudainambi etc. have field W.P. No. 8635 of 2007 in the High Court, Madras, regarding the identity of the property. The High court in its order dated 13-3-2007 and 18-4-2007, have ordered that status quo to be maintained until further orders in respect of S.No. 405/1B2A and 405/1B2B of Chettipunniyam Village.

6. The District Collector, Kancheepuram, in his letter third read above, has recommended that exemption from land acquisition may be given as requested by the petitioner considering the following:—

(*a*) 0.68.0 hectare land in S.No. 405/1B2B is a patta land, situated in east to National Highways and extended into west and north direction. There is no other patta lands in S.No. 405 around 3 k.m. distance.

(*b*) The lands for which exemption is requested are not contiguous and situated as small pieces not fit for project work

(c) Requisition body (MIP) has requested these lands for approach road. However, the Requisition body is utilizing 100 feet road with the permission of Forest Department. The width of this road is 43 metre. Therefore, if exemption is given to the above lands from acquisition the project plan will not be affected.

7. The District Collector, Kancheepuram, has also recommended that if exemption to the above lands are given from acquisition, the project plan will not be affected, since there is already a approach road to the developer company and the lands in question are surrounded by the Reserve Forests.

8. The Government, after careful examination of the recommendation of District Collector, Kancheepuram, have decided to accept the requests of Ravi and others and S. Sadhan Kumar Shetty and others. Accordingly, the land acquisition proceedings for the following lands in Chettipunniyam Village, Chengalpattu Taluk, Kancheepuram District, are hereby dropped subject to the condition that the petitioners should withdraw the related cases filed in the High Court, Madras:—

(1) S.No. 405/1B2B, purchased by M. Ravi and others	1.67 acres
(2) S.No. 405/3, 405-4 and 405/5, purchased by S. Sadhan Kumar Shetty and others	3.21 acres
Total ..	**4.88 acres**

(By Order of the Governor)

M.F. FAROOQUI,
Principal Secretary to Government.

தொழிலாளர் மற்றும் வேலைவாய்ப்புத் துறை

Disputes between Workmen and Managements referred to Industrial Tribunal for adjudication.

இன்கோர் ஆட்டோடெக் இந்தியா பிரைவேட் லிமிடெட், ஸ்ரீபெரும்புதூர்.

[அரசாணை (டி) எண் 304, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (அ2)த் துறை, 25 மே 2010.]

No. II(2)/LE/361/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக இன்கோர் ஆட்டோடெக் இந்தியா பிரைவேட் லிமிடெட், ஸ்ரீபெரும்புதூர் என்ற நிர்வாகத்திற்கும் ஒன்றுபட்ட தொழிலாளர் கூட்டமைப்பு சென்னைக்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும் 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, சென்னை தொழிற் தீர்ப்பாயத்தின் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், **1947**–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் **10(2A**ஏ) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு சென்னை தொழிற் தீர்ப்பாயம் கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

வ. எண்	*கோரிக்கை எண்.*	*எழுவினா*
1	1	இன்கோர் ஆட்டோடெக் இந்தியா பிரைவேட் லிமிடெட் என்ற நிர்வாகம் 9A அறிவிப்பு வழங்கி தொழிலாளர்களின் சம்பளத்தை 50% குறைத்தது என தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதுதானா? ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்க?
2	2	இன்கோர் ஆட்டோடெக் இந்தியா பிரைவேட் லிமிடெட் என்ற நிர்வாகம் எவ்வித முன்னறிவிப்புமின்றி கதவடைப்பு செய்தது கூட விரோதமானது என்ற தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதுதானா?ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்க?
3	3	இன்கோர் ஆட்டோடெக் இந்தியா பிரைவேட் லிமிடெட் என்ற நிறுவனத்தில் பணிபுரியும் தொழிலாளர்களுக்கு அடிப்படைச் சம்பளத்தில் ரூ. 5000– ஊதிய உயர்வு 1–4–2009 முதல் உயர்த்தி தர வேண்டும் என்ற தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதுதானா? ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்க?

ச. ஆறுமுகம்,
அரசு இணைச் செயலாளர்.

Disputes between Workmen and Managements referred to Labour Courts for adjudication.

தமிழ்நாடு வெடி மருந்து தொழிற்சாலை, காட்பாடி, வேலூர்.

[அரசாணை (டி) எண் 285, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (பி2)த் துறை, 12 மே 2010, சித்திரை 29, திருவள்ளுவர் ஆண்டு–2041.]

No.II(2)/LE/362/2010.—அரசாணை (டி) எண் 717, தொழிலாளர் மற்றும் வேலை வாய்ப்பு (பி2)த் துறை, நாள்: 28–9–2001, வேலூர் காட்பாடியில் உள்ள டெல் ஸ்டாப் யூனியன் என்ற தொழிற்சங்கத்தின் கோரிக்கை எண்கள் 1 முதல் 8 வரையிலான கோரிக்கைகளை தொழிலாளர் நீதிமன்ற தீர்ப்பிற்கு விட தேவையில்லை என்று ஆணை வெளியிடப்பட்டது.

சென்னை உயர்நீதிமன்ற W.P. எண். 12978–06 மற்றும் W.P. M.P.No.14565-06, நாள்: 5–3–2010, தீர்ப்பாணையில் அரசாணை (டி) எண் 717, தொழிலாளர் மற்றும் வேலை வாய்ப்பு (பி2)த் துறை, நாள்: 28–9–2001 ல் பிறப்பிக்கப்பட்ட அரசாணையில் உள்ள கோரிக்கைகளை வேலூர் தொழிலாளர் நீதிமன்ற தீர்ப்பிற்கு விடுமாறு ஆணையிட்டது.

தொழிளாளர் ஆணையரிடமிருந்து வரப்பெற்ற 24–4–2010 ஆம் நாளிட்ட பி2/20058/2010 ஆம் எண் கடிதத்தின்படி இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக தமிழ்நாடு வெடி மருந்து தொழிற்சாலை, காட்பாடி, வேலூர் என்ற நிர்வாகத்திற்கும் தமிழ்நாடு வெடி மருந்து தொழிற்சாலை ஸ்டாப் யூனியன் – (ஐ.என்.டியு.சி)– வேலூர் என்ற தொழிற் சங்கத்திற்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்,

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

எனவே, 1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும் 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, வேலூர் தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு வேலூர் தொழிலாளர் நீதிமன்றம் கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

எழுவினா

கோரிக்கை எண் 1(ஏ).

அரசாணை எண் 428, நாள்: 28–8–1998–ல் உத்தரவிட்டுள்ளபடி அடிப்படை ஊதியம் ரூ. 5,300–லிருந்து ரூ. 5,800– ஆக மாற்றியமைக்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண். 1(பி).

அரசாணை எண். 497, நாள்: 31–8–1998–ன்படி 5% தனி ஊதியம் வழங்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 1(சி).

அரசாணை எண் 444, நாள்: 31–8–1998–ல் உத்தரவிட்டுள்ளபடி வாகனப் பயணப்படி ஒரு மடங்கு உயர்த்தி வழங்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 2(சி).

ஆப்ரேட்டர் கிரேடு–2க்கான ஊதியம், ஆப்ரேட்டர்களுக்கான ஊதியத்திற்கு மாற்றியமைக்கப்பட வேண்டும். கிரேடு–2 என்ற பதவி நீக்கப்படவேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 2(டி).

நிர்வாகத்தின் இதர தொழிலாளர்களுக்கு வழங்கப்படுவதுபோல் தங்கள் பிரிவு தொழிலாளர்களுக்கும் அப்கிரடேஷனுக்கான காலத்தில் ஒரு ஆண்டு குறைக்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 3(பி).

10 ஆண்டுகள் பணி முடித்தவர்களுக்கு பதவி பெயரில் மாற்றம் செய்யப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 6(சி).

விடுப்புகால பயணப்படி ஒரு மாத சம்பளம் வழங்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 7(டி).

கம்பெனியால் விடுமுறையாக அறிவிக்கப்பட்ட தினங்களில் பணிபுரியும் தொழிலாளர்களுக்கு இரட்டிப்பு சம்பளம் வழங்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

கோரிக்கை எண் 8.

வருடத்திற்கு 18 நாட்கள் மருத்துவ விடுப்பும், 33 நாட்கள் ஈட்டிய விடுப்பும் வழங்கப்பட வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்கவும்.

டெக்ஸ்பயோ சயின்ஸ் பிரைவேட் லிமிடெட், திருவள்ளூர் மாவட்டம்.

[அரசாணை (டி) எண் 299, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (அ2)த் துறை, 25 மே 2010.]

No.II(2)/LE/363/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக டெக்ஸ்பயோ சயின்ஸ் பிரைவேட் லிமிடெட், திருவள்ளூர் மாவட்டம் என்ற நிர்வாகத்திற்கும் இண்டஸ்டிரியல் எஸ்டேட்ஸ் & ஜெனரல் ஒர்க்கர்ஸ் யூனியன் சென்னைக்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும், 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, சென்னை தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு சென்னை தொழிலாளர் நீதிமன்றம் கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

வ. எண்	*கோரிக்கை எண்.*	*எழுவினா*
1	1	1. உடனடி அடிப்படை சம்பள உயர்வாக தலா ரூ. 2,000– வீதம் வழங்கக் கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா? ஆம் எனில் உரிய உத்தரவுகள் பிறப்பிக்கவும். 2. தொழிற்சங்கம் A,B என்ற கிரேடு அடிப்படையில் அடிப்படை சம்பளத்தை கீழ்க்காணும் வகையில் அமைத்து கிரேடு உயர்வு வழங்க வேண்டும் என்று கோரும் தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதா? ஆம் எனில் உரிய உத்தரவுகள் பிறப்பிக்கவும். 1. 5,000–100–6,000–200–8,000–300–11,000 2. 5,000–75–5,750–175–7,500–272 10,250
2	2	தொழிற்சங்கம் நடைமுறையில் உள்ள உயரும் பஞ்சப்படி (Variably DA) புள்ளி ஒன்றுக்கு தலா ரூ. 10– கோருவது ஏற்கத்தக்கதா? ஆம் எனில் உயரும் பஞ்சப்படி (VDA) நிர்ணயிக்க வேண்டிய தொகை என்ன?
3	3	தொழிலாளர்களுக்கு கல்வி உதவித் தொகை ஆண்டு ஒன்றுக்கு வழங்க வேண்டியது அவசியம்தானா? ஆம் எனில் உரிய தொகையை நிர்ணயிக்க?
4	4	தொழிலாளர்களுக்கு பிரதிமாதம் மருத்துவ உதவி நிதி வழங்க வேண்டுமா? ஆம் எனில் எவ்வளவு வழங்கப்பட வேண்டும்.
5	5	தொழிலாளர்களுக்கு பிரதிமாதம் மருத்துவ உதவி நிதி வழங்க வேண்டுமா? ஆம் எனில் எவ்வளவு வழங்கப்பட வேண்டும்.

ச. ஆறுமுகம்,
அரசு இணைச் செயலாளர்.

தமிழ்நாடு மின்சார வாரியம், சென்னை

[அரசாணை (டி) எண் 301, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (அ1)த் துறை, 25 மே 2010.]

No.II(2)/LE/364/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக தமிழ்நாடு மின்சார வாரியம், சென்னை என்ற நிர்வாகத்திற்கும் நவபாரத் எம்ப்ளாயீஸ் பெடரேஷன், என்ற தொழிற்சங்கத்திற்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும், 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, சென்னை தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு சென்னை தொழிலாளர் நீதிமன்றம் கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

எழுவினா

திரு. ஜி. செல்வராஜன் லைன் இன்ஸ்பெக்டர், என்பவருக்கு 13–10–2004 முதல் 20–3–2005 வரையிலான காலத்திற்கு மருத்துவ விடுப்புக்கு பதிலாக சம்பளமில்லா விடுப்பாக அனுமதித்துள்ளதை சம்பளத்துடன் கூடிய விடுப்பாக அனுமதிக்க வேண்டும் எனவும், மற்றும் ஓராண்டு ஊதிய உயர்வு நிறுத்தி வைத்து வழங்கியுள்ள தண்டனையை ரத்து செய்ய வேண்டும் எனவும் கோரியுள்ள தொழிற் சங்கத்தின் கோரிக்கை நியாயமானதா?

ஆம் எனில், தகுந்த உத்தரவு பிறப்பிக்க

மாநகரப் போக்குவரத்து கழகம், சென்னை

[அரசாணை (டி) எண் 302, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (அ1)த் துறை, 25 மே 2010.]

No.II(2)/LE/365/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக மாநகரப் போக்குவரத்து கழகம் சென்னை என்ற நிர்வாகத்திற்கும் அரசாங்க போக்குவரத்து ஊழியர் சங்கம் சென்னைக்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும், 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, சென்னை தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு சென்னை தொழிலாளர் நீதிமன்றம் கேட்டுக்கொள்ளப்படுகிறது.

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இணைப்பு

எழுவினா

திரு. கொளஞ்சி, நடத்துனருக்கு நிர்வாகம் தமது 3–12–2005 தேதிய உத்தரவின் மூலம், அன்னாரின் ஆண்டு ஊதிய உயர்வினை ஓராண்டு காலம் தொடர்விளைவுடன் தள்ளி வைத்து பிறப்பித்த தண்டனையை ரத்து செய்ய வேண்டும் என்ற தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதுதானா?

ஆமெனில், உரிய உத்தரவுகள் பிறப்பிக்க.

ப்ளாக்ட் (இந்தியா), சென்னை

[அரசாணை (டி) எண் 303, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (அ2)த் துறை, 25 மே 2010.]

No.II(2)/LE/366/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக ப்ளாக்ட் (இந்தியா), சென்னை என்ற நிர்வாகத்திற்கும் ப்ளாக்ட் (இந்தியா) எம்ப்ளாயீஸ் யூனியன் சென்னைக்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும், 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, சென்னை தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு சென்னை தொழிலாளர் நீதிமன்றம் கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

எழுவினா

நிரந்தர தொழிலாளர்கள் பணிபுரியும் நிரந்தர வேலைகளில் பயிற்சியாளர்களை வைத்து 3–வது ஷிப்டு இயக்குவது தவறு என்ற தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதுதானா? ஆம் எனில் உரிய உத்தரவுகள் பிறப்பிக்க.

தமிழ்நாடு அரசுப் போக்குவரத்து கழகம் (விழுப்புரம்) லிமிடெட், காஞ்சிபுரம், வேலூர்.

[அரசாணை (டி) எண் 305, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (அ2)த் துறை, 25 மே 2010.]

No.II(2)/LE/367/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக தமிழ்நாடு அரசுப் போக்குவரத்து கழகம் (விழுப்புரம்) லிமிடெட், காஞ்சிபுரம், வேலூர் என்ற நிர்வாகத்திற்கும் எம்.ஜி.ஆர். போக்குவரத்து கழக ஊழியர் சங்கம் சென்னைக்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும், 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, சென்னை தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு சென்னை தொழிலாளர் நீதிமன்றம் கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

எழுவினா

தொழிலாளர் ஏ. முகமது அலி என்பவருக்கு நிர்வாகம் தமது 16–4–2004 தேதியிட்ட உத்தரவின் மூலம் 1. அவருடைய வருடாந்திர ஊதிய உயர்வை 1 வருட காலம் நிரந்தரமாக தள்ளி வைத்தும் மேலும்

2. சேதாரத் தொகையான ரூ. 609–யை அன்னாரது மாத ஊதியத்தில் பிடித்தம் செய்யவும் மேலும்.

3. அன்னார் தற்காலிக பணி நீக்கக் காலத்திலிருந்த காலத்தை தகுதிக்கேற்ற விடுப்பாக கருதவும் வழங்கப்பட்ட தண்டனையை ரத்து செய்ய வேண்டும் என்ற தொழிற்சங்கத்தின் கோரிக்கை நியாயமானதுதானா?

ஆம் எனில், உரிய உத்தரவுகள் பிறப்பிக்க.

தமிழ்நாடு அரசு போக்குவரத்துக் கழகம், மதுரை

[அரசாணை (டி) எண் 311, தொழிலாளர் மற்றும் வேலைவாய்ப்பு (சி)த் துறை, 27 மே 2010.]

No.II(2)/LE/368/2010.—இந்த ஆணையின் இணைப்பில் குறிப்பிட்டுள்ள பொருள் தொடர்பாக தமிழ்நாடு அரசு போக்குவரத்துக் கழகம், மதுரை என்ற நிர்வாகத்திற்கும் அரசு போக்குவரத்துக் கழகம், (மதுரை) தொழிற்சங்கத்திற்குமிடையே தொழிற் தகராறு எழுந்துள்ளது என்று அரசு கருதுவதாலும்;

மேற்சொன்ன தகராறை நீதிமன்றத் தீர்ப்புக்காக அனுப்புவது அவசியமென்று தமிழ்நாடு ஆளுநர் அவர்கள் கருதுவதாலும்;

எனவே 1947–ஆம் ஆண்டு தொழில் தகராறுகள் சட்டத்தின் (மத்திய சட்டம் XIV/1947) 10(1)(c) பிரிவிலும், 10(1)(d) பிரிவின் வரம்பு நிபந்தனையிலும் வழங்கியுள்ள அதிகாரங்களைக் கொண்டு தமிழ்நாடு ஆளுநர் அவர்கள் மேற்சொன்ன தகராறு, மதுரை தொழிலாளர் நீதிமன்றத் தீர்ப்புக்காக அனுப்பப்பட வேண்டும் என்று இதனால் ஆணையிடப்படுகிறது.

மேலும், 1947–ஆம் ஆண்டு தொழிற்தகராறுகள் சட்டத்தின் 10(2A) பிரிவின்கீழ், இந்த ஆணையைப் பெற்றுக்கொண்ட நாளிலிருந்து மூன்று மாதங்களுக்குள் தீர்ப்பு அளிக்குமாறு மதுரை தொழிலாளர் நீதிமன்றத்தை கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு

எழுவினா

ஓட்டுநர் திரு. பி. வெள்ளைசாமி என்பவருக்கு 31–01–2007 நாளிட்ட உத்தரவின்படி அளிக்கப்பட்ட மூன்று மாத கால ஊதிய உயர்வு நிறுத்தம் என்ற தண்டனையை ரத்து செய்ய வேண்டுமென்ற தொழிற் சங்கத்தின் கோரிக்கை நியாயமானதுதானா?

ஆமெனில், உரிய உத்தரவுகள் பிறப்பிக்க.

ச. ஆறுமுகம்,
அரசு இணைச் செயலாளர்.

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LATE NOTIFICATIONS—

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Notifications under Tamil Nadu Town and Country Planning Act.
Variation to the Master Plan for Erode Local Planning Area

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/369/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Erode Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/1104/90 at page 115 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 28th February 1990.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Erode Local Planning Area.

2. Definition. ——"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Vellore Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/370/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Vellore Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/3322/92 at page 419 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 22nd July 1992.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Vellore Local Planning Area.

2. Definition. ——"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width.

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However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

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(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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THE TABLE.

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect

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this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into

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a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for

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primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

(4) Basement Floor.—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres

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to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Tiruvallur Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/371/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruvallur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4650/93 at page 1061 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 6th October 1993.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Tiruvallur Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	**Building line**
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Coimbatore Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/372/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Coimbatore Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4377/94 at page 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 9th November 1994.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Coimbatore Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Madurai Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/373/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Madurai Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/645/95 at pages 190 and 191 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 22nd February 1995.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Madurai Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Gummidipoondi Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/374/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Gummidipoondi Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/610/2000 at page 295 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 7th June 2000.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Gummidipoondi Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Kancheepuram Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/375/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Kancheepuram Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/464/2002 at page 310 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 29th May 2002.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Kancheepuram Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Salem Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/376/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Salem Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/233/2005 at page 168 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 13th April 2005.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Salem Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Chengalpattu Local Planning Area

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/377/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Chengalpattu Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/461/2006 at page 300 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 6th September 2006.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Chengalpattu Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

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(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Tiruppur Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/378/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruppur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/573/2006 at page 375 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 22nd November 2006.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Tiruppur Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

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(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

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Variation to the Master Plan for Tiruchirappalli Local Planning Area.

[G.O.Ms. No. 130, Housing and Urban Development (UD4-1), 14th June 2010.]

No. II(2)/HOU/379/2010.—In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruchirappalli Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/453/2009 at page 319 of Part II—Section 2 of the *Tamil Nadu Government Gazette,* dated the 2nd September 2009.

VARIATION.

In the said master plan, the following Development Control Regulations shall be added at the end, namely:—

DEVELOPMENT CONTROL REGULATIONS

1. Short title.—These regulations may be called Development Control Regulations for Tiruchirappalli Local Planning Area.

2. Definition. ––"Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

The words and expressions used in these regulations but not expressly defined herein shall have the meaning assigned to them in the Act and various rules applicable in the said area.

3. Regulation for Special building. - (1) "Special buildings" means -

(a) a residential or commercial buildings with more than two floors; or

(b) a residential building with more than four dwelling units; or

(c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a "Special Building".

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.—

(i) The qualifying road width for permitting special building shall be available atleast for a reasonable stretch about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Over this length minor variation in road width at two ends may be considered provided width average outs to 9 metres.

To cite examples:-

(a) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(b) If the road is generally of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case. Reference in such cases may be made to Empowered Committee.

(c) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

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(ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise in such specific situations will be decided case-by-case. Reference in such cases may be made to Empowered Committee.

(3) Planning Parameters.- The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road width	9m	9m	9m	9m.
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

Explanations.—(1) Additional FSI of 20% will be permissible for stilt parking. (2) All those buildings which are otherwise classified into public and semi-public category qualifying for the definition of 'commerce' in section 2(10) and used for 'commercial use' as defined in section 2(11) of the Act, shall be eligible for FSI permissible for commercial use. This shall be decided by the technical committee of the directorate on case to case basis.

(3) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. set back all around shall not be less than 6 metres.

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(4) The reservation of land for community recreational purposes such as parks or play ground required in these regulations shall be as given in Schedule-I.

(5) Information Technology buildings shall comply with all the provisions mentioned in Schedule-VII.

4. Group development.—(1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.

(2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Explanation.- The qualifying road width for permitting Group development shall be available for a reasonable stretch say about 250 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above. Any deviation on road width shall be referred to Empowered Committee whose decision shall be final.

To cite examples.–

(i) If the road over its general length is of 9 metres width, but because of some kinks in front of the site the two ends show a minor variations, reasonable allowance for such variation may be given so that it averages out to 9 metres.

(ii) If the general road is of width less than 9 metres width, but only widens opposite to or nearer to the site is more than 9 metres, is not acceptable.

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

(iv) If the general road width is less than 9 metres and the site owner merely agrees to leave enough space to have 9 metres in front of his site only, this is not acceptable.

(v) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorised encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the minimum stretch stated above does not exceed 10% of the minimum prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case and these may be referred to Empowered Committee.

(b) If the site does not directly abut a public road but gains access through a private exclusive passage or through a part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:—

Sl. No.	Description	Minimum width
(1)	When it is intended to serve 8 dwelling or upto 600 square metres of commercial building and the length of the passage does not exceed 80 metres	3.6 metres
(2)	When it is intended to serve upto 10 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres	4.8 metres
(3)	When it is intended to serve not more than 15 dwellings or upto 3000 square metres of commercial building and the length of passage does not exceed 120 metres	7.2 metres
(4)	When it is intended to serve more than 15 dwellings or more than 3000 square metres of commercial building	9.0 metres

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(3) The extent of site, FSI, Set back etc. for Group development shall be regulated according to the Table below:-

THE TABLE.

Sl. No.	Description	General area	
(1)	(2)	(3)	
A	Minimum plot extent	500 square metres.	
B	Minimum plot width / frontage	12 metres.	
C	Maximum FSI	1.5	
D	**Minimum setbacks**		
	(i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	(ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	(iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note: (i) For public buildings such as theatres, kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, etc. setback all around shall not be less than 6 metres.

(ii) In case of hospital buildings an additional FSI of 0.25 is allowable over and above the normally permissible FSI.

(iii) Additional FSI of 20% shall be permissible if stilt parking is provided.

(iv) Buildings otherwise meant as public buildings but qualify the definition of 'commerce' in section 2(10) and 'commercial use' in section 2(11) of the Act shall be eligible for FSI meant for commercial use. This shall be decided by the technical committee of the directorate on case-by-case basis.

(v) In case of Information Technology buildings, further regulations as detailed in Schedule – VII shall prevail and complied with.

(vi) Cases involving exemptions, clarification etc. may be referred to Empowered Committee.

(4) Structures permissible in the minimum prescribed Front setback, side setback and rear setback are given in Schedule – III.

(5) The minimum width of corridor shall be as given below:—

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

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(6) Parking spaces shall be provided within the site conforming to the regulations given in Schedule – II.

(7) Special regulations for physically disabled shall be adhered to as given in the Schedule – IV.

(8) Rain water conservation given in Schedule – V.

(9) Solar energy capture provisions shall be provided where applicable as given below:

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(10) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(11) Internal vehicular access way including passage if any within the site shall be a clear width of 7.2metre and such vehicular access shall be available for every building block in the site within a distance of 50 metres. Further, it shall be a clear open to sky and no projection of structure over it is permissible.

(12) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 3.0 metres and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for FSI and number of floors for the purpose of defining Group development / Multi-storeyed building.

(13) If a Group development contains more than one use and the allowability of the building space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for a residential use and the equivalent floor area allowable for commercial and other uses.

(14) Every Group development exceeding 900 square metre in floor area shall be provided with electrical room in ground floor or open space at ground level within the premises to accommodate electrical transformer conforming to the Tamil Nadu Electricity Board standard and Fire Rescue Service standard as mentioned in Schedule – VIII.

(15) Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary/street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3.5 metres in width is available around the building block.

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

(17) In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(18) In all such developments, sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself;

(19) Any construction with roof cover it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorisation of type of building shall be done accordingly.

(20) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metres (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metres in floor area each, either within the site proposed for group development or in a location within a radius of 5 k.m. from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

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(21) In residential / predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(22) In the interest of the public for better circulation in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(23) The space set apart for formation of a new road proposal in Master Plan/Detailed Development Plan or road widening/ street alignment shall be transferred to the relevant Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(24) Basement Floor;-

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces, required for the movement of fire fighting vehicles/equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(25) Display Board.-—The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

5. Multi-storeyed Building.—"Multi-storeyed building" means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

(1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500 square metres.

(b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Provided further that multi-storeyed building may be permitted with limitations on maximum FSI and maximum height of the building on a site abutting or gaining access from a public road of minimum 12 metres / 15 metres in width, or gain access from public road not less than 12metres / 15metres in width through a part of the site which can be treated as an exclusive passage of not less than 12 m / 15 metres in width, subject to compliance of the planning parameters stated in the Table sub-regulation (2) below.

(c) Minimum road width of 12 metre or above shall be permissible with Multi-storeyed buildings without any further procedures. The height of Multi-storeyed buildings will be technically correlated with the width of the abutting road. Once the road width is established based on records, these areas may be permitted with Multi-storeyed buildings. Special consideration may be given to any specific recommendation to the contrary of above rule. No further resolutions or otherwise will be required. In case of doubts or clarification or any related issue Empowered Committee shall take a final decision.

Explanation.—Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

(a) If the road over its general length is of 18 metres width, but because of some kinks in front of the site one end is 17.8 metres and the other end is 18.2 metres is acceptable.

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(b) If the general road is of width less than 18 metres width, but only widens opposite to or nearer to the site is more than 18 metres, is not acceptable.

(c) If the road is generally of 18 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 18 metres road in front of his site, this will have to be checked and decided on case-by-case. This should be referred to Empowered Committee for appropriate decision.

(d) If the general road width is less than 18 metres and the site owner merely agrees to leave enough space to have 18 metres in front of his site only, this is not acceptable.

(2) The extent of the site, FSI, set back etc., for Multi-storeyed Building shall be regulated according to the Table below:—

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G.	Minimum set back all around	Above 15 m upto 30 m		7m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.		
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade / balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(ii) A watchman or caretaker booth or Kiosk not exceeding 2.5m x 2.5m. in size at each gate and not exceeding 3 metre in height, or power/transformer room not exceeding 4 metre in height shall be permitted in the set backspace at ground level after leaving 7 metres clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.

(iii) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metre atleast to a width of 3.5 metre. may be permitted in the set back space after leaving 7 metres clear set back from the main structure.

(iv) In the cases where street alignment has been prescribed, the front open space shall be left from the street alignment.

(v) In cases of hospital buildings an additional Floor Space Index of 0.25 is allowable over and above the normally permissible FSI.

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(vi) The Floor space index for Information Technology development shall be allowed at 1.5 times of the FSI ordinarily permissible for respective use of that zone provided site extent is not less than 2000 sq.m. This benefit will not be available for primary residential use zone.

Explanations.—(1) Parking and Parking facilities.—For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in Schedule-II.

(2) Vehicular access within the site.—Internal Vehicular Access way including passage, if any, within the site, shall have a clear width of 7.2 metre and such vehicular access shall be available for every building block in the site. Further, it shall be a clear width of open to sky and no projection in structure over it is permissible.

(3) Corridor width.—The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in the Table below:—

THE TABLE.

Sl. No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 metres
(ii)	Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly or conference	2.0 metres
(iii)	Institutional building such as:	
	a) Government offices	2.0 metres
	b) Hospitals	2.4 metres
	c) Educational buildings such as schools, colleges, research institutions	2.0 metres
	d) Commercial buildings such as private offices, nursing homes, lodges, etc.	2.0 metres
	e) All other buildings	1.5 metres

(4) Basement Floor.—

(a) The height of basement floor shall not exceed 1.2 metres above ground level and the headroom shall be minimum 2.4 metres.

(b) No part of the basement shall be constructed in the minimum required set back spaces required for the movement of snorkel.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Directorate of Fire and Rescue Services shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened/ damaged.

(5) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in Schedule – I.

(6) Conformance to National Building Code of India:—

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(b) Every multi-storeyed development erected shall be provided with,-

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(iii) an electrical room of not less than 6 metres by 4.0 metres in area with a minimum head room of 2.75 metres to accommodate electric transformer in the ground floor; and the space for installation of transformers shall conform to the regulation given in Schedule-VIII; and

(iv) at least one metre room of size 2.4 metres by 2.4 metres for every 10 consumers or 3 floors whichever is less. The metre room shall be provided in the ground floor.

(7) Fire safety, detection and extinguishing systems.—(a) All building in their design and construction shall be such as to contribute to and ensure individually and collectively and the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants, automatic fire detecting and alarming facilities shall be provided where necessary to warn occupants or the existence of fires, so that they may escape, or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, (amended from time to time) and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(8) In cases of residential developments exceeding 50 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 per cent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(9) The design and plans of the building shall be made and signed by a qualified Civil or Structural Engineer and an Architect who should possess the qualification referred to in the Architects Act, 1972 (Central Act 20 of 1972), so as to become a member of the profession of Architects under the provisions of the said Act. The qualified Engineer or Structural Engineer should also be Class I licensed Surveyor registered with Corporation / Local body concerned.

(10) Display Board.—The details of the developments for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60cm x 120cm.

(11) In all the development sewage treatment plant shall be provided and maintained for the disposal of the sewage with design clearance from Pollution Control Board. For smaller development, as per direction of planning authority septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(12) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 square metre (1 hectare), the developer shall reserve minimum ten per cent of the site area (excluding roads if any handed over to local body) and provide housing thereon for lower income groups with dwelling units not exceeding 45 square metre in floor area each, either within the site proposed for MSB development or in a location within a radius of 5 kilometre from the site under reference. The developer or promoter or owner shall sell these small dwellings only for this purpose. No conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(13) In residential/predominantly residential developments with dwelling units exceeding 20 in number, the design should include waste management infrastructure with segregation at source and atleast a closed non polluting storage provision for solid waste storage within the premises preferably with direct access from the abutting road shall be provided so that the local body can collect this stored waste from it.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands areas, through the site applied for development, the relevant Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

(16) Rain water conservation shall be provided as given in Schedule – V.

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(17) Solar energy capture provisions as prescribed below :—

New buildings in the following categories shall be provided with the ancillary solar assisted solar heating system and it shall be shown in the plans for developments applied for planning permission:—

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;

b) Hotels and lodges exceeding 500 square metres in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metres in floor area.

(18) Civil Aviation height and activity restrictions shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multi-storeyed buildings, clearance of civil aviation department shall be produced.

(19) Special regulations for physically disabled shall be adhered to as in Schedule – IV.

(20) Scrutiny of the plan.- The plan shall be scrutinised as per rule 15 of the Tamil Nadu Multi-storeyed and Public Building Rules, 1973.

6. Premium FSI

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 0.5 for special buildings and group developments and not exceeding 1.0 for multi-storeyed buildings in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

7. Transferable Development Rights.—(1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

(2) Transfer of Development Rights shall apply to cases, where a private land is required for-

(i) any road widening / any road formation as proposed in the Master Plan / New Town Development Plan or Detailed Development Plan,

(ii) any traffic and transport infrastructure development such as bus stops/ stands and related transport infrastructure;

(iii) any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the State Government department or Government agency or local body;

(3) These rights may be made available and be subject to the regulations as given by Government provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/ society / NGO, the award of Transfer of Development Rights for Floor Space Index (FSI) may be considered subject to such guidelines and conditions as may be decided by the Government.

8. Proximity to quarries and crushers.—(1) No subdivision or layout shall be laid out or building the residential, commercial, industrial or institutional or any structure for occupation shall be constructed within 300 metres from an existing live quarry. (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).

(2) No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500metres from an existing crusher.

(3) No crusher is permissible within a distance of 500 metre from an existing residential area and vice-versa.

9. Layout and Subdivisions.—

(1) Layouts.—The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

(a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metres. It should be a clear public access with a proper tar road being maintained by respective local body.

(b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

THE TABLE.

Description	Minimum width	Remarks
1	2	3
A. Road (a) When the length of road not exceeding 120 metres	7.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(b) Roads of length more than 120 metres but less than 200 metres.	9.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(c) Roads of length more than 200 metres but less than 500 metres.	12.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(d) Roads of length more than 500 metres but less than 750 metres	18.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(e) Roads of length more than 750 metres but less than 1000 metres	24.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.
(f) Roads of length more than 1000 metres	30.0 metres	All streets and roads shall become public. The owner / developer shall form and hand over the road to the local body.

The main access (principal road) which goes on along the alignment of the length of the road cannot be dismembered citing the side roads.

For the purpose of calculating the length of road in the above table the side roads joining with the principal road will not be taken into account.

(c) In case of demonstrable hardship or relaxation of any provisions the issue should be referred to Empowered Committee.

(2) (a) Splay.—A splay at the intersection of two or more streets / roads shall be provided as below:—

Width of road	Splay to be left
Road width up to 10 metres	1.5 metres x 1.5 metres
Road width above 10 metres	3.0 metres x 3.0 metres

(b) Building line.- Building line shall be provided as follows:—

Road width	Building line
Below 9 metres	1.5 metres
9m	3.0 m
12 m	3.0 m
15 m	4.5 m
18 m	4.5 m
24 m	6.0 m
30 m	6.0 m

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(c) Roads for industrial developments:—

Description	Minimum width of road	Remarks
(1)	(2)	(3)
(a) The length of road upto 150 metres	9.0 metres	The road may be private or public.
(b) The length of road 150 metres to 200 metres	12 metres	The road shall become public
(c) The length of road 200 metres to 250 metres	15 metres	The road shall become public
(d) The length of road 250 metres to 500 metres	18 metres	The road shall become public
e) The length of road more than 500 metres	24 metres	The road shall become public

Note:

(i) All layout applications should be accompanied with the legal opinion regarding ownership and with other documents, details required for scrutiny.

(ii) All roads shall be connected to a public road of minimum width of minimum 9 metres.

(iii) The width of roads in the layout area covered by a Development Plan shall confirm to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be subdivided or utilised for any other purpose except with prior approval of the Authority who shall consult the Director.

(v) While determining the length of roads,-

(a) The possibility of its future extension beyond the layout area shall also be taken into consideration; and

(b) Space for expansion of an existing road may be provided wherever it is considered necessary.

(vi) When the layout site abuts a National Highway and State Highway or Bye Pass Road a service road of width upto 7.0 metres along with a green strip upto 3.0 metres in width shall be provided.

(vii) The procedure for approval of layouts will be as per the G.O.Ms.No.134, Municipal Administration and Water Supply Department, dated 20.9.2002 and G.O.Ms.No.71, Rural Development (C2) Department, dated 16.6.2003.

(viii) The conditions annexed to the order while according technical approval of the layout shall be binding on the developer / local body / planning authority as the case may be.

(ix) Any development of layouts without obtaining specific approval under these regulations will be construed unauthorised development. In such unauthorised development Appropriate Authorities may initiate necessary action as per sections 56 and 57 of the Act. Appropriate Authorities for this purpose may be any of the Executive Authorities of local bodies, member secretary of the composite local planning authorities or Regional Deputy Director / Joint Director of the Town and Country Planning Department. These authorities can exercise concurrent and parallel authorities under their respective jurisdiction.

(d) Community and recreational open spaces.—(i) Reservation of land for community and recreational purposes in a layout or subdivision for residential, industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

Extent of layout	Reservation
For the first 2500 square metres	Nil
More than 2500 square metres	10% of the area shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the authority such as parks, play grounds, community play space etc. and this should be handed over to the local body and a minimum of 1% shall be reserved for local shops apart from this in major layout more than 10 acres of site 4 to 5% of area shall be reserved for public purpose such as community buildings viz., educational, commercial, community facilities in accordance with the norms given below.

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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten percent of layout area (excluding roads) shall be developed as Economically Weaker Section plots and the owner or developer or promoter shall sell these plots only for this purpose. No conversion or amalgamation is permissible in these cases of Economically Weaker Section plots.

(iii) The cost of laying improvements to the system in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority shall be provided by the applicant at his cost.

(iv) All other social, educational, commercial, infrastructure may be suggested as per the norms of National Building Code.

(3) (i) Reservation of space for the following additional common facilities should be made:—

(a) Recessed bus-bays with bus shelters along side the road;

(b) Coffee stall/ milk booth;

(c) Off-street parking; and

(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

(iii) The building and use of land shall confirm to the conditions that may be imposed while sanctioning the layout.

(iv) The Planning Permission for the layout of roads, subdivisions and amalgamation of plots for building purposes shall be accorded after duly getting the prior approval of the Director or from a person authorised by the Director. The terms and conditions and the manner of development may be stipulated by the Director or from the person authorised by the Director, therefore shall be complied with and shall form part of the conditions for issue of planning permissions.

(v) The 10% reservation shall not be put into any other use or considered for de-reservation.

(vi) Scheme road concessions

(vii) Public purpose concessions

(4) No deviations to above regulations shall be permissible. Any concessions or relaxation or interpretation etc. required on layout parameters, the same shall be referred to Empowered Committee. Committee may consider the relevant facts on multi-access to ease traffic flows and decide for approval of layout. Other relevant parameters may also be examined by committee with due justification to arrive at a considered decision.

(5) Sub-division and amalgamation of plots / sites.—The sub-division and amalgamation of plots shall be carried out when no new roads are introduced and the sites of subdivision abut an existing public road:

Provided that the sub-division of sites will be approved if the site satisfies the requirements specified below and other planning parameters contained in regulation 9 (1).

Description	Minimum width	Remarks
Passage:		
The length of existing or proposed passage is less than 50 metres	3.00 metres	Passage may be private

10. Empowered Committee.—Specific cases of demonstrable hardship shall be referred to Empowered Committee under the Chairmanship of Secretary, Housing and Urban Development with Secretary, Municipal Administration and Water Supply, Member Secretary, Chennai Metropolitan Development Authority as members and Director of Town and Country Planning as Convener of this committee. This Empowered Committee may relax any of the planning parameters prescribed in these regulations on due consideration to merit on case to case basis. The Empowered Committee will also be the appellate authority as per section 79 of the Act. The Government may give directions on individual cases to be referred to Empowered Committee on specific issues.

11. Transitory provisions.—All applications for development including multi-storeyed building, pending prior to the issue of these development control regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of these regulations.

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Schedule – I

Open Space Reservation

(1) The open space reservation of land for community recreational purposes such as park / play ground shall be as given below at ground level in a shape and location abutting a public road:

Extent of site		Reservation
(a)	For 2500 square metre	Nil
(b)	Above 2500 square metre	10% of the area subject to a minimum dimension of 10 metres.

(2) The site so reserved shall be exclusive of the back spaces and spacing between blocks, and shall be free from any construction / structure.

(3) Existing development is defined as one where the extent of ground area covered by structures already existing (prior to application for planning permission) is 25% and above of the total site area.

(4) Open Space Reservation (OSR) should be earmarked only on the area abutting public road. Only under unavoidable circumstances these OSR, which may be permitted within the site abutting internal circulation road provided that road also to be handed over to local body.

(5) In the specific cases where a clearly demonstrable hardship is caused, the Empowered committee may relax various conditions on the OSR mentioned above.

(6) Payment of cost in lieu of OSR is generally not permissible, however for lesser extent this may be considered by Empowered Committee on case to case basis.

(7) OSR should be earmarked at one place only. In case of major development, Empowered Committee may consider splitting of OSR at more than one places on case to case basis.

Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	

	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.	
	6. Industries	i) Floor Area upto 100 square metres	Nil
		ii) Floor Area upto 500 square metres	One lorry space
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.	
	PART – II		
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.	
2.	i) Radius	Minimum inside radius of lane 4.5 metres	
	ii) Gradient	1. Preferred gradient 4% (1 in 25)	
		2. Absolute maximum gradient 5% (1 in 20)	
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.	
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.

		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		
			7. The slope of a curved ramp shall be that of the centerline of its path.		
	PART – III				
	Multi Level Parking :	1.	No. of storeys permissible		
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum	
		3.	Clear height between floors	- 2.10 metres minimum	
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres	
		5.	Inside radius of curve	- 7 metres minimum	
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum	
		7.	Gradient of slopping floors	- Not steeper than 1 in 20	
		8.	Loading standards	- 400 kg / sq.m. maximum	
		9.	Ramps if two way, shall be separated.		

Schedule - III

Structures permissible in the minimum prescribed Front setback, side setback and rear setback

(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed set back spaces except the following:-

(a) In cases of non-multi-storyed buildings (including ordinary buildings)-

A. Unsupported sunshade, wardrobes, balconies, and other projections from the main walls, stated below so long as such structures do not fall within minimum prescribed set-back spaces more than what is prescribed below:-

(i)	Sun-shades	0.60 metres
(ii)	Non continuous wardrobes or built-in cub boards above ground floor	0.60 metres
(iii)	open non-continuous balconies (above ground floor)	1.20 metres
(iv)	open service verandah to kitchen (above ground floor)	1.20 metres
(v)	Architectural projections above ground floor	1.00 metres
(vi)	Staircase open landing projections (not affecting driveway)	1.00 metres
(vii)	Cantilevered portico so long as it does not fall within 1.5 metre from the street alignment or boundary of the site whichever is closer.	

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5 metres for an ordinary building and 1.50 metres for a special building/ group development and for any other non-multi-storeyed building from the property boundary or street alignment whichever closer is made available;

Provided further that if non-continuous projecting structures stated above in the set backs exceed 50% of the side/length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

B. Motor room of area not exceeding 2 square metre each and height not exceeding 1.8 metres, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 metre from the side boundary or 1 metre from the rear or front boundary of the site or street alignment.

In case of Residential buildings in the rear set back, structures like lavatory, lumber room, garbage etc. not intended for human habitation and servant quarters are permissible provided it does not occupy more than one third of the plot width, 6 metres from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0 metres.

(d) Watchman booth not exceeding 2.5 metres x 2.5 metres in size at each gate and height not exceeding 3 metres

(e) Gate pillars without or with arches with a minimum headroom clearance of 5.50 metres atleast to a width of 3.5 metres

(f) Meter rooms for meter boxes/ electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 metre from the abutting walls and the open transformer without affecting parking and drive way, subject to the safety measures stipulated by Tamil Nadu Electricity Board.

Explanations.-(1) Any wardrobe or staircase projection stated above is countable for coverage and FSI computation.

(2) In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry/exits to site shall be kept minimum and it shall not exceed 2 numbers (i.e. one entry / one exit); Provided that an additional gate for every 50 metres frontage may be allowed in large sites if the frontage exceeds 50 metres.

Schedule - IV

Special regulations for physically disabled shall be adhered to as follows:-

In order to provide barrier free environment in the buildings and premises used by public the following shall be provided for persons with disabilities. (It does not apply to residential developments)

(1) Site planning:

Every building should have atleast one access to main entrance/exit to the disabled which shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing in front of the doorway.

(2) Parking:

(i) Surface parking for atleast two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 metres from building entrance.

(ii) The width of parking bay shall be minimum 3.6 metres.

(iii) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

(3) Building requirements:

(i) For approach to the plinth level, and in other levels where ramps with gradients are necessary or desired they shall conform to the following requirements:-

(a) Ramps slope shall not be steeper than 1 in 12;

(b) Its length shall not exceed 9 metres between landings and its width shall be minimum 1.5 metres with handrails on either side;

(c) Its surface shall be non slippery; and

(d) Minimum size of landing shall be 1 metre x 2 metres

(ii) Among the lifts provided within the premises atleast one lift shall have the facility to accommodate the wheel chair size 80cm x 150cm.

(iii) The doors and doorways shall be provided with adequate width for free movement of the disabled persons and it shall not be less than 90cm.

(iv) Stairs shall have the handrail facilities as prescribed in the National Building Code.

(v) Minimum one special water closet in a set of toilet shall be provided for the use of handicapped as specified in National Building Code with essential provision of washbasin near the entrance for the handicapped.

Schedule – V

Rain water conservation

Water conservation.-(1) Effective measures shall be taken within each premises for conservation of rainwater and rainwater-harvesting structures atleast to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

(a) Buildings of height upto ground + 1 floor:-

Percolation pits of 30 centimetres diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres centre to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetres Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60cm. (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimetres height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special buildings, Group developments, Multi-storyed buildings, Industrial and Institutional buildings:-

There shall be a pebble bed of 1 metre width and 1.5 metres depth all around the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped at about 1 in 20 towards the pebble bed, so that rain water from the terrace and side open spaces flow over this pavement and spread into the pebble bed around. Dwarf walls in masonry of 7.5 centimetres, height shall be constructed at the entrance and exit gates to retard rainwater collected into the compound from draining out to the road.

Or

(c) Any one of the methods shown in the sketches annexed may also be adopted depending on to the conditions and type of development.

(2) Additional regulations for all buildings:

(a) In the ground floor, floor level of water closets shall be atleast 0.9 metre above the road level to ensure free flow.

(b) All centrally air conditioned buildings shall have their own wastewater reclamation plant and use reclaimed wastewater for cooling purposes.

(c) A separate sump shall be constructed for storing potable water supplied by the local body, the volume of sump not exceeding 1,000 litres per dwelling. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

1. The following shall not be counted towards FSI and plot coverage computation:-

(1) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metres) and water closet (area not exceeding 10 square metres).

(2) Staircase and lift rooms and passage thereto in the stilt parking floor.

(3) Lift wells in all the floors.

(4) Area of fire escape staircase and cantilever fire escape passages.

(5) Area of the basement floor/floors used for parking.

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0 metre and it is open on sides, and used for parking.

(7) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from Tamil Nadu Pollution Control Board.

(8) Areas covered by service ducts, and garbage shaft.

(9) Area of Balcony/Service verandah to an extent of 5 percent of each dwelling unit area in case of residential buildings and 5 percent of room area in the case of hotels and lodges.

(10) Porches / Canopies / porticos.

(11) Service floor with height not exceeding 1.5 metres.

(12) The following services and incidental structures necessary to the principal use subject to a maximum of 10 percent of the total floor area:-

(a) Area of one office room not exceeding 15 square metres for co-operative housing society or apartment/ building owners association in each block.

(b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group development and multi-storeyed building at ground floor/ stilt parking floor.

(c) Gymnasium of 150 square metres in floor area.

(d) Area covered by -

(i) Metre room in ground floor or parking floor;

(ii) Air-conditioning plant room in basement or ground floor;

(iii) Electrical room (conforming to Schedule – VIII) in ground floor or stilt parking floor;

(iv) Watchmen or caretaker booth / room in ground floor/ stilt parking floor;

(v) Pump room in ground floor or stilt parking floor;

(vi) Generator room in basement floor or ground floor or stilt floor;

(vii) Lumber room in basement floor or ground floor;

(viii) Air Handling Units in all the floors;

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(ix) Electrical / switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, group developments for separate

Schedule – VII

Additional FSI benefits for Information Technology developments

The development of land and building for the purpose of development of Information Technology park, software and its associated, computer technology, bio-informatic units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concession stated below.

(1) Areas.- The proposed Information Technology development is permissible in the local body area, subject to the provision of adequate water supply and sewage disposal arrangement to the satisfaction of the authority.

(2) Activities.- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatic units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted. Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within above ceiling of 10%, each of the above incidental activities should not exceed 5% of the total floor area.

(3) Road width.- The proposed development shall either abut on a public road of not less than 12 metres in case of special building and 18 metres in case of multi-storeyed building in width or gain access from a passage of not less than 12 metres or 18 metres width which connects to a public road of not less than 12 metres or 18 metres in respective special or multi-storeyed building.

(4) Site extent.- The site extent shall not be less than 1500 square metres.

(5) Height.- (a) For non-multi-storeyed buildings, it shall in conformity with the requirements prescribed in the regulations.

(b) For multi-storeyed buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

(6) Floor Space Index.- Maximum Floor Space Index allowable is 1.5 times of the Floor Spaces Index ordinarily permissible.

(7) Car parking standards.- The covered car parking space will be allowed upto ground + 3 floors above ground level and the same shall not be included in the floor space index/ plot coverage.

(8) Other parameters.- Except for the above said specific provisions, the developments shall conform to these rules in respect of all other parameters.

Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

(1) Electrical rooms in Special building, Group development and Multi-storeyed building developments shall conform to the following:-

(a) Tamil Nadu Electricity Board standards.-

(i) Indoor space required within the premises for installing floor mounted Distribution Transformer and associated switchgear.

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(a) An electrical room for accommodating the transformers and associated switchgears shall be provided at the ground floor, either within the built up space of the multi-storeyed buildings or outside the building and within the premises of the multi-storeyed buildings nearer the main entrance of the building. The associated switchgear shall be separated from the transformer bays by a fire-resisting wall with a fire resistance of not less than 4(four) hours.

(b) The width of the approach road to the above said electrical room shall not be less than 3.0 metres.

(c) The electrical room with RCC roof shall have clear floor area 6m. x 4m. with a vertical clearance of 2.75m.

(d) Three sides of this room shall be covered with brick walls. The fourth side, towards the approach road shall be covered with M.S. Rolling Grill Shutter of width not less than 3 metre with locking facility.

(e) The electrical room shall be fitted with 2 Nos. exhaust fans in the wall facing the approach road, one on either side of the shutter.

(f)The electrical room shall have raised cement flooring with cable duct of 450-mm. width and 750 mm. depth, all around inside the room and close to the exterior wall shutters. The flooring shall slope towards the cable duct. The cable duct shall be covered with RCC slabs of thickness not less than 75mm (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

A clear space of 10m. x 4m. or 5m. x 5m. open to the sky and having an approach road of width not less than 3 metres, upto the public road shall be provided within the consumer premises, preferably at the main entrance.

(b) Directorate of Fire and Rescue Services standards:

(i) No transformer shall be located below the first basement or above the ground floor

(ii) A sub station or switch station with apparatus having more than 2000 litres oil shall not be allowed in the case of indoor transformer.

(iii) The indoor transformer should preferably be housed in a fireproof room with walls and doors sufficient fire rating.

The room in the ground floor of the basement housing the transformer shall have a free access to the outside.

There shall be a curb or a dwarf wall around the transformer so that oil spills if any, is contained within the curb. There shall also be a suitable drain with a ‘flame-arrester’.

If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO_2 flooder of suitable capacity, depending upon the size of the transformer.

The switchgears, if any shall be housed in a separate room with suitable fire resistance walls.

The transformers shall be located only in the periphery of the basement or ground floor, observing suitable clearances.

DCP or CO_2 portable fire extinguishers of a minimum capacity of 10kg. shall be kept near the doorway housing the transformer.

All indoor transformers shall be subjected to periodic inspection and shall be replaced in good time so that there is no fire risk.

The room shall be well ventilated so that the transformer remains cool.

The room shall have emergency and automatic lighting with independent power supply”.

ASHOK DONGRE,
Secretary to Government.

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