©
GOVERNMENT OF TAMIL NADU
2019

[Regd. No. TN/CCN/467/2012-14.
[R. Dis. No. 197/2009.
[Price: Rs. 86.40 Paise.

# TAMIL NADU GOVERNMENT GAZETTE

**EXTRAORDINARY** PUBLISHED BY AUTHORITY

No.43] CHENNAI, MONDAY, FEBRUARY 4, 2019
Thai 21, Vilambi, Thiruvalluvar Aandu-2050

## Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc., issued by Secretariat Departments.**

### NOTIFICATIONS BY GOVERNMENT

### MUNICIPAL ADMINISTRATION AND WATER SUPPLY DEPARTMENT

TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019,

*[G.O. Ms. No. 18, Municipal Administration and Water Supply (MA 1), 4th February 2019, Thai 21, Vilambi, Thiruvalluvar Aandu-2050.]*

**No.SRO-A-2(c)/2019.**

In exercise of the powers conferred by sub-section (4) of section 32 and section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), section 191 and 303 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920), section 242 of the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994), section 230 and 347 of the Chennai City Municipal Corporation Act, 1919 (Tamil Nadu Act IV of 1919), section 268 and 431 of the Madurai City Municipal Corporation Act, 1971 (Tamil Nadu Act 15 of 1971), section 268 and 430 of the Coimbatore City Municipal Corporation Act, 1981 (Tamil Nadu Act 25 of 1981), section 11 of the Tiruchirappalli City Municipal Corporation Act, 1994 (Tamil Nadu Act 27 of 1994), section 11 of the Tirunelveli City Municipal Corporation Act, 1994 (Tamil Nadu Act 28 of 1994), section 11 of the Salem City Municipal Corporation Act, 1994 (Tamil Nadu Act 29 of 1994), section 10 of the Tiruppur City Municipal Corporation Act, 2008 (Tamil Nadu Act 7 of 2008), section 10 of the Erode City Municipal Corporation Act, 2008 (Tamil Nadu Act 8 of 2008), section 10 of the Vellore City Municipal Corporation Act, 2008 (Tamil Nadu Act 26 of 2008), section 10 of the Thoothukudi City Municipal Corporation Act, 2008 (Tamil Nadu Act 27 of 2008), section 10 of the Thanjavur City Municipal Corporation Act, 2013 (Tamil Nadu Act 24 of 2013), and section 10 of the Dindigul City Municipal Corporation Act, 2013 (Tamil Nadu Act 25 of 2013), the Governor of Tamil Nadu, hereby makes the following Rules:-

## RULES

## PART –I

## Preliminary

**1. Short title, extent and commencement**.— (1) These rules may be called the Tamil Nadu Combined Development and Building Rules, 2019..

(2) These Rules shall come into force from the date of publication in the Tamil Nadu Government Gazette.

**2. Definitions.—** In these Rules, unless there is anything repugnant in the subject or context,—

(1) "**Access**" means way to a plot or a building;

(2) "**Accessory Use**" means any use of the premises subordinate to the principal use and customarily incidental to the principal use;

(3) "**Act**" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Chennai City Municipal Corporation Act, 1919 (Tamil Nadu Act IV of 1919), the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920), the Madurai City Municipal Corporation Act, 1971 (Tamil Nadu Act 15 of 1971), the Coimbatore City Municipal Corporation Act, 1981 (Tamil Nadu Act 25 of 1981), the Tiruchirappalli City Municipal Corporation Act, 1994 (Tamil Nadu Act 27 of 1994), the Tirunelveli City Municipal Corporation Act, 1994 (Tamil Nadu Act 28 of 1994), the Salem City Municipal Corporation Act, 1994 (Tamil Nadu Act 29 of 1994), the Tiruppur City Municipal Corporation Act, 2008 (Tamil Nadu Act 7 of 2008), the Erode City Municipal Corporation Act, 2008 (Tamil Nadu Act 8 of 2008), the Vellore City Municipal Corporation Act, 2008 (Tamil Nadu Act 26 of 2008), the Thoothukudi City Municipal Corporation Act, 2008 (Tamil Nadu Act 27 of 2008), the Thanjavur City Municipal Corporation Act, 2013 (Tamil Nadu Act 24 of 2013), or the Dindigul City Municipal Corporation Act, 2013 (Tamil Nadu Act 25 of 2013) and the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994);

(4) "**Addition and/or Alteration**" means a change from one occupancy to another, or a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting into of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a

change to or closing of any required means of access ingress or egress or a change to fixtures or equipment" as provided in these Rules;

(5) "**Advertising Sign**" means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the competent authority;

Verified by Real Estate ™

(6) "**Air-conditioning**" means the process of treating air so as to control simultaneously its temperature, humidity, purity, distribution and air movement and pressure to meet the requirements of the conditioned space;

(7) "**Amenities**" shall have the same meaning as defined in Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(8) "**Application**" means an application made in such form as may be specified by the authority from time to time;

(8) "**Application**" means an application made in such form as may be specified by the authority from time to time;

(9) "**Approved**" means approved or sanctioned by the Authority under these Rules.

(10) "**Area**" In relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building;

(11) "**Assembly Building**" means any building or part of a building, where 50 persons or more congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel or other purposes and includes theatres, motion picture houses, assembly halls, Kalyana mandapams, convention centers**,** auditoria, exhibition halls, museums, skating rinks, large gymnasiums, places of worship, dance halls, club rooms, passenger stations, stadia and terminals of air, surface and marine, public transportation services;

(12) "**Auxiliary**" means electrically operated or fuel fired boilers or systems to heat water coming out from solar water heating system to meet continuous requirement of hot water;

(13) "**Balcony**" means a horizontal projection, cantilevered or otherwise including a parapet" handrail, balustrade, to serve as a passage or sit out place;

(14) "**Basement or Cellar**" means the lower storey or storeys of a building below or partly below ground level with majority of its headroom below ground level;

(15) "**Building**" means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Tents, shamianahs, pandals, tarpaulin shelters and the like erected for temporary and ceremonial occasions shall not be considered as building;

(16) "**Building Line**" shall have the same meaning as defined in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(17) "**Carpet Area**" The covered area of the usable rooms of a dwelling unit at any floor excluding the area of the walls;

Verified RealEstate ™

(18) "**Canopy or portico or porch**" means a cantilever projection at lintel level or ground floor roof level over an entrance of a building and includes cantilever projection anywhere between lintel and roof level;

(19) "**Chimney**" means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat production appliance or equipment employing solid, liquid or gaseous or any other fuel;

(20) "**Competent Authority**" means an authority as specified in rule 5 of these rules;

(21) "**Construction**" means any erection of a structure or a building, including any addition or extension thereto either vertically or horizontally, but does not include, any reconstruction, repair and renovation of an existing structure or building, or construction, maintenance and cleansing of drains and drainage works and of public latrines, urinals and similar conveniences or the construction and maintenance of works meant for providing supply of water for public or the construction or maintenance, extension, management for supply and distribution of electricity to the public or provision for similar facilities for publicity;

(22) "**Conversion of Building Occupied**" means the change from one occupancy to other occupancy or any change in building structure or part thereof resulting in a change of space and use requiring additional occupancy certificate;

(23) "**Conversion of Land Use**" means the change from one category of land use to another category of land use in the Master Plan and Detailed Development Plan and New Town Development Plan;

(24) "**Courtyard**" means a space permanently open to sky, enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building;

(25) "**Covered Area**" means ground area covered by the building above the plinth level and includes parts of the building projecting out in other storey, including basement floor levels;

(26) "**Corridor**" means a common passage or circulation space within a building;

(27) "**Continuous building**" means buildings constructed without any side set back including row type housing;

(28) "**Cyclone Prone Areas**" mean the areas close to the coast as specified in the wind velocity map given in I.S. 875, where the cyclonic wind velocities exceed 39 metres per second and prone to cyclonic storms;

(29) "**Damp Proof Course**" means a course consisting of some appropriate water proofing material provided to prevent penetration of dampness or moisture;

(30) "**Dead Load**" means the weight of all permanent stationary construction becoming part of a structure;

(31) "**Development**" shall have the same meaning as defined in Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(32) "**Deemed Approval**" means a clearance deemed to have given by the competent authority on the expiry of time limit for providing such clearance in the absence of sufficient and reasonable cause for not clearing the application within the time limit;

Verified RedEstate

(33) "**Drain**" shall have the same meaning as defined in Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act of 1920) or the respective City Municipal Corporation Act;

(34) "**Drainage system**" means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage and includes an open channel for conveying surface water or a system for the removal of any waste water;

(35) "**Dwelling Unit**" means an independent housing unit with separate facilities for living, cooking and sanitary requirements, and may be a part of a building;

(36) "**Earthquake Prone Areas**" mean the areas as specified in the map given IS: 1893 under seismic zones III, IV & V, which are likely to have moderate to high damage risk due to earthquake;

(37) "**Encroachment**" means an act to enter into the possession or rights either of permanent or temporary nature on a land or built up property of local body or State or Central Government;

(38) "**Exit**" means a passage channel or means of egress from the building, its storey or floor to a street or, other open space of safety whether horizontal, outside and vertical exits meaning as under:-

(i) Horizontal exit means an exit, which is a protected opening through or around a fire well or bridge connecting two or more buildings.

(ii) Outside exit mean an exit from building to a public way to an open area leading to a public way or to an enclosed a fire resistant passage leading to a public way.

(iii) Vertical exit means an exit used for ascending or descending between two or more levels including stairway, fire towers, ramps and fire escapes;

(39) "**External Wall**" means an outer wall or vertical enclosure of any building;

(40) "**Farm House**" means a building constructed for incidental use in an agriculture or horticulture farm and any building constructed but not associated with the farm activities shall not be construed as a "farm house" for the purposes of these Rules;

(41) "**Fire and/or Emergency Alarm System**" means an alarm system comprising of components for manually or automatically detecting a fire, initiating an alarm of fire and initiating other actions as appropriate;

(42) "**Fire Lift**" means a special lift designed for the use of fire service personnel in the event of fire or other emergency;

(43) "**Fire Proof Door**" means a door or shutter fitted to a wall opening and constructed and erected with the requirement to check the transmission of heat and fire for a period;

(44) "**Fire Pump**" means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs or capacity but shall be capable of having a pressure of 3.2 kg/cm2 at the topmost level of the High Rise building;

(45) "**Fire Resistance** means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its function of contributing to the

Verified by RedEstate

fire safety of a building when subjected to prescribed conditions of heat and load or restraint;

(46) "**Fire Resistant Building**" means a building in which material, which has appropriate degree of fire resistance is used;

(47) "**Flood Prone Areas**"means areas likely to have significant flood flow inundation notified by the concerned Authority from time to time, as flood prone areas which may be modified or added or deleted when necessary by due notification;

(48) "**Floor Space Index (FSI)**" means the quotient obtained by dividing the total covered area (plinth) on all floors excepting the areas specifically exempted under these rules, by the Plot Area and is represented by this formula.-

$$FSI = \frac{\text{Total covered area on all floors}}{\text{Plot Area}}$$

(49) "**Footing**" means a foundation unit constructed in brickwork, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a larger area;

(50) "**Foundation**" means that part of the structure, which is in direct contact with ground and transmits loads over it;

(51) "**Framed Building**" means a building in which the loads either dead or live are carried by timber, steel or reinforced concrete framing;

(52) "**Gallery**" means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, and or additional seating accommodation and includes the structures provided for seating in stadia;

(53) **Garage-Private**" means a building or a portion thereof designed and used for the parking of vehicle;

(54) "**Garage-Public**" means a building or portion thereof, designed other than as a private garage, operated for gain, designed and or used for repairing, servicing, using, selling or storing or parking motor driven or other vehicles;

(55) "**Government** means the State Government;

(56) "**Habitable Room**" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, but not including bathrooms, water-closet compartments, laundries, serving and store pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods;

(57) "**Height of the Building**" means the height measured generally from the formed ground level within the plot abutting the road or passage excluding ramp if any within the plot upto to the roof level of the topmost livable floor. In the case of pitched roof, height of the building means the height measured from the ground level stated above up to the point where external surface of outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road, the midpoint between the eave's level and the ridge

Explanation.—Stair-case head rooms, lift rooms, solar panels, elevated tanks and also water closet (with floor area not exceeding 10sq.m.) above topmost floor, and also architectural features, and parapet walls of height up to 1.5 meter shall not be included in calculating the height of building. In cases where earth filling is made or proposed within the site above the average level of the abutting street or road, then the height of building shall be reckoned from the filled up ground level around

Verified RealEstate™

the building provided such filling does not exceed 1 meter above the average level of the abutting street or road;

(58) "**High Rise Building**" means a building exceeding 18.30m height;

(59) "**Hut**"means any building which is constructed principally of wood, mud, leaves, grass, thatch or metallic sheets and includes any temporary structure of whatever size or any small building of whatever material made which the council may declare to be a hut for the purpose this rule;

(60) "**Illuminated Exit Signs**" means a device for indicating the means of escape during normal circumstances and power failure;

(61) "**Layout**" means laying out and division of land into plots exceeding eight in number, for various uses with introduction of new road or roads for public uses;

(62) "**Live Load**" means all loads except dead loads that may be imposed on a structure and wind loads will also be considered as live loads;

(63) "**Lift or Elevator**" means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car or platform;

(64) "**Load Bearing Wall**" means wall that carries dead load other than its own weight;

(65) "**Lobby**"means a covered space in to which all the adjoining rooms open;

(66) "**Local Body**" means Corporation of Chennai, Municipal Corporation, Municipality, Town Panchayat or a Village Panchayat;

(67) "**Loft**" means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage with maximum clear height of 1.5 meters;

(68) "**Masonry**" means an assemblage of masonry units properly bound together by mortar;

(69) "**Master Plan**" means a plan approved by the Government under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(70) "**Means of Escape**" means an escape route provided in a building for safe evacuation of occupants;

(71) "**Mezzanine floor**" means an intermediate floor between two floors above ground level subject to the following:-

(i) The area of mezzanine floor is restricted to 1/2 of the area of the floor immediately below.

(ii) The height of the mezzanine floor shall be minimum 2.2 metres for non-habitable purposes and 2.5 metres for habitable purposes; and

(iii) The head room height of the remaining part of the said floor shall be the total of the height of the mezzanine floor and the space below the mezzanine floor;

(72) "**Miniature Circuit Breaker or Earth Leakage Circuit Breaker**" means a devices for tripping of electrical circuits in event of any fault in the circuit or installation;

(73) "**Mitigation**" means the measures taken in advance of a disaster aimed at decreasing or eliminating its impact on society and on environment, including preparedness and prevention;

Verified RealEstate

(74) "**Non Combustible Material**" means a material which is not liable to burn or add heat to a fire when tested for combustibility in accordance with the latest code of Bureau of Indian Standards Method of Test for combustibility of Building Materials;

(75) "**Occupancy or use**" means the principal occupancy or use for which a building or a part of a building is intended to be used. For the purposes of classification of a building according to occupancy, an occupancy shall be deemed to include the subsidiary occupancies which are contingent upon it;

(76) "**Natural Disaster**" means a serious disruption of the functioning of a society, causing widespread human, material or environmental losses caused due to earthquake, cyclone, flood, tsunami, landslide and similar event which exceeds the ability of the affected society to cope using only its own resources;

(77) "**Natural Hazard**" means the possibility or probability occurrence of a natural event, within a specific period of time in a given area, having potential for damaging widespread area;

(78) "**Natural Hazard Prone Areas**" means the areas likely to have,—

(i) moderate to very high damage risk zone of earth quakes or

(ii) moderate to very high damage risk of cyclones or

(iii) significant flood flow or inundation, or

(iv) Tsunami proneness or

(v) Landslide proneness or potential, or

(vi) One or more of these hazards;

(79) "**Non-Structural Component**" means the components of buildings, which do not contribute to the structural strength or stability such as infill walls in Reinforced Cement Concrete frame buildings, glass panes, claddings, parapet walls, chimneys etc;

(80) "**Parapet**" means a low wall or railing built along the edge of a roof or a floor;

(81) "**Parking space**" means an enclosed or unenclosed covered or open area sufficient in size to park vehicles, which is served by a driveway connecting to a street or alley and permitting ingress and egress of vehicles;

(82) "**Partition**" means an interior non-load bearing barrier, one storey or part-storey in height.

(83) "**Partition Wall**" means a wall which supports no load other than its own weight and includes;

(i) A wall forming part of a building and being used or constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or constructed or adopted to be occupied by different persons; or

(ii) A wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners;

(84) "**Passage**" means circulation space on land leading from a street or road to the plot or site;

Verified RealEstate

(85) "**Permit**" means a valid permit or authorization in writing by the competent authority to carryout development or a work regulated by these rules;

(86) "**Plinth**" means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground;

(87) "**Plinth Area**" means the built up covered area measured at the floor level of the basement or of any storey;

(88) "**Plot or site Area**" means the area of a contiguous parcel of land enclosed by definite boundaries over which the applicant has legal right for development and includes part of the site used as exclusive passage, open space reservation area and internal roads within the boundaries;

(89) "**Plot coverage**" means the extent to which the plot is covered with a building or structure 12-noon shadow and expressed as a percentage of the ratio of the built up area to the plot area, excluding the floor area exempted from the computation of plot coverage as given in rule 29;

(90) "**Private Street**" shall have the same meaning as defined in the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920);

(91) "**Prohibited Area**" means any area specified or declared to be a Prohibited Area under the relevant Act by the Central or State Government from time to time;

(92) "**Protected Monument**" means an ancient monument which is declared to be of national importance by or under the Ancient Monuments and Archeological Sites and Remains Act, 1958 (Central Act 24 of 1958);

(93) "**Public Buildings**" shall have the same meaning as defined in Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(94) "**Public Street**" shall have the same meaning as defined in Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920);

(95) "**Qualified Professional**" means a professional registered under rule 23 of these Rules;

(96) "**Quality Control**" means control construction quality and to control of variation in the material properties and structural adequacy;

(97) "**Quality Assurance**" means all planned and systematic actions necessary to ensure that the final product i.e. structure or structural elements will perform satisfactorily during service life;

(98) "**Quality Audit**" means a requirement for an independent, third party assessment of the quality and seismic or cyclone resistant features of all the High Rise Building and especially in earthquake zone-III and coastal areas of the State. The quality audit report shall consist of conformance or non-conformance of structures with the technical specifications for prevention of progressive collapse during earthquake, cyclone or any other accidental load resistance and to suggest remedies/ rectification if any;

(99) "**Reconstruction**" shall have the same meaning as defined in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(100) "**Reconstitution of plots**" shall have the same meaning as defined in Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

Verified RealEstate ™

(101) "**Regulated area**" means any area specified or declared under section 20B under the Ancient Monuments and Archological Sites and Remains Act, 1958 (Central Act 24 of 1958);

(102) "**Retrofitting**" means upgrading the strength of an unsafe building by using suitable engineering techniques;

(103) "**Road/Street Width**" means any highway, street, service road lane, pathway, alley, stairway, passageway, carriageway, footway, flyover, square, place or bridge over which the public have a right of passage or access or have passed and have access uninterruptedly and includes all bunds channels, ditches, storm water drains, culverts sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railing within the street lines;

(104) "**Room Height**" means the vertical distance measured from the finished floor surface to the finished ceiling;

(105) "**Row Housing/Row type Building**" (Continuous Building) means a row of house or buildings with only front and rear open spaces;

(106) "**Service Road**" means a road or lane provided at the front, rear or side of a plot for service purpose;

(107) "**Set back**" means the open space across front or sides or rear of a plot between the building and street alignment or boundary of the plot as the case may be;

(108) "**Stilt floor**" means a part or whole of floor at ground level or the height above the ground level described in these Rules as the building is on stilts;

(109) "**Street Alignment**" shall have the same meaning as defined in the Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);

(110) "**Structural Component**" means component of buildings which contributes to strength and stability of structures under no circumstances these are permitted to be damaged or partially or totally removed;

(111) "**Structure**" means something constructed or built having a fixed base on or other connection to the ground or other structure;

(112) "**Site Corner**" means a site at the junction of and fronting on two or more intersecting roads or streets;

(113) "**Site Depth**" means the mean horizontal distance between the front and rear site boundaries;

(114) "**Site Plan**" means a detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code;

(115) "**Site with Double frontage**" means a site having frontage on two streets other than corner plot;

(116) "**Storey**" means the part of a building between the upper surface of the floor and upper surface of the floor next above or the underside of roof;

(117) "**Spiral Staircase**" means a staircase forming continuous winding curve round a central point or axis provided in an open space having tread without risers;

Verified RealEstate™

(118) "**Sub-division**" means division of land into plots not exceeding eight in number;

(119) "**Tsunami Prone Areas**" means an area affected in the past or an area likely to be affected in the future by tsunami, as identified and notified by the Local body as tsunami prone areas;

(120) "**Un-authorised Construction**" means the erection or re-erection, addition or alterations which are not approved or sanctioned by the competent authority;

(121) "**Underground or Overhead Water Tank**" means an installation constructed or placed for storage of water;

(122) "**Ventilation**" means supply of outside air into, or the removal of inside air from an enclosed space, which includes —

(i) **Natural Ventilation -** Supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building.

(ii) **Positive Ventilation** - the supply of outside air by means of a mechanical device, such as a fan.

(iii) **Mechanical Ventilation** - Supply of outside air either by positive ventilation or by infiltration by reduction of pressure inside due to exhaust of air, or by a combination of positive ventilation and exhaust of air.

(123) **Verandah**" means a covered area with at least one side open to the outside with the exception of 1.2 m high parapet to be provided on the open side. It can be a covered one by grill or jolly works, without reducing natural lighting and ventilation;

(124) "**Water Closet (W.C)**" means a water flushed plumbing fixture designed to receive human excrement directly from the user of the fixture and the room or compartment in which the fixture is placed;

(125) "**Window**" means an opening to the outside other than a door, which provides all or part of the required natural light or ventilation or both to an interior space and not used as a means of egress or ingress;

(126) words and expressions used and not defined in these Rules unless the context otherwise requires shall have the meaning as defined in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920) in the cases of municipalities and town panchayats, the concerned Municipal Corporation Act in the cases of Municipal Corporation and the Tamil Nadu Panchayat Act 1994 (Tamil Nadu Act 21 of 1994) in the cases of Village Panchayats.

**3. Applicability of these Rule.—** (1) Except hereinafter or otherwise provided, these Rules shall apply to all development and construction including,—

(i) all developments, redevelopments, erection or re-erection, design, construction or reconstruction and additions and alterations to a building;

(ii) part Construction where the whole or part of a building is demolished or altered or reconstructed, except where otherwise specifically stipulated, these Rules shall apply only to the extent of the work involved;

Verified RealEstate™

(iii) change of use or Occupancy where use of a building is changed, except where otherwise specifically stipulated, these Rules shall apply to all parts of the building affected by the change;

(iv) reconstruction where the reconstruction in whole or part of a building which has ceased to exist due to fire, natural collapse or demolition having been declared unsafe, or which is likely to be demolished by or under an order of the Authority as the case may be and for which the necessary certificate has been given by the Authority shall be allowed subject to these Rules.

(2) Nothing in these Rules shall require the removal, alteration or abandonment or prevent continuance of the lawfully established use or occupancy of any existing approved building.

**4. Written Permission for development.—** (1) Subject to section 47 and 58 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) no person shall carry out any development or construction of building or structure, subdivision, layout, reconstitution or amalgamation of land or change of use of land or building without the written permission of the competent authority.

Explanation.— Such written permission shall include an electronic version issued with the digital signature of the competent authority.

(2) Any site approval or Permission for any development/ construction under these rules shall not absolve the applicant of his responsibilities to get clearance or permission under other Acts and Rules, if so required.

**5. Competent Authority.—** (1) The competent authority for issue of planning permission in Chennai Metropolitan Area is, the Chennai Metropolitan Development Authority or a Local Authority concerned to whom the Chennai Metropolitan Development Authority has delegated the powers for issue of Planning Permission.

(2) The competent authority for issue of Planning Permission in the rest of the State is, the Appropriate Planning Authority delegated by the Director or a Local Authority or any other Officer to whom the power is vested with to carry out certain activities like receiving application and to issue permission as prescribed in various provisions of these Rules.

(3) The competent authority for issue of building permit is the Executive Authority of Local Body or any Agency or person to whom the powers to implement these rules have been delegated by the Executive Authority.

Explanation

**"Executive Authority" means.-**

In the case of village panchayat, a person notified as such by the Government under section 83 of Tamil Nadu Panchayat Act, 1994.

In the case of municipal corporations, municipalities and town panchayats, any officer of the State Government, or of the local authority (not being the chairman or vice-chairman or the member of the council) as may be specified by the State Government as defined under sub-section (8-C) of section 3 of the Tamil Nadu District Municipalities Act 1920.

## PART – II

## Manner of Obtaining Permission

**6. Application for Planning Permission and Building Permit.—** (1) For the purpose of obtaining planning permission or building permit, the applicant who should be the owner of the land or leaseholder or power of attorney holder who has right over the land to develop, shall submit an application on-line in the prescribed Form to the competent authority.

(2) The following operational constructions and installations of Government, whether temporary or permanent, which are essential for the operation, maintenance, development or execution of any of the following services are exempted from applying under these Rules;-

(i) Railways;

(ii) National Highways;

Verified RealEstate

(iii) National Waterways;

(iv) Major ports;

(v) Airways and Aerodromes;

(vi) Posts & Telegraphs, Telephone, Wireless, Broadcasting and other like forms of communications;

(vii) Regional grid for Electricity;

(viii) Defence;

(ix) Metro Rail and

(x) Minor ports;

(3) The departments or agencies specified in sub-rule (2), which are exempted from seeking approval, shall send in advance to the competent authority the details of the development they intend to carry out for information and records of the competent authority and local body.

(4) When any department of the State government or the Central government other than those specified in sub-rule (2), intends to carry out development of any land or building, the officer in charge of the same shall apply in writing in the Form with necessary documents and plan to the competent authority and obtain clearance for the intended development complying with these rules.

(5) Government departments are exempted from the payment of scrutiny fee or any other fee or charge.

(6) The plan submitted under sub-rule (4) shall be prepared by a qualified architect or engineer and structural aspects of the design shall be certified by a qualified structural engineer.

(7) An application in Form - A in Annexure - I accompanied by proof of ownership, plans, specifications, etc., mentioned therein shall be submitted to the competent authority in case of subdivision or layout or reconstitution or amalgamation of land for building purposes.

(8) An application in Form - B in Annexure - II accompanied by proof of ownership, detailed plans, specifications, site plan, key plan and topo plan showing existing developments to a radius of 100 metres drawn to a scale of 1:500 and such other details as may be required from time to time shall be submitted to the competent authority, in the case of development of land and buildings, change of land and building use and in the case of site approval.

(9) An undertaking in Form - C in Annexure -III by the registered professionals to the competent authority in the case of developments such as Non High Rise Buildings and High Rise Buildings and other developments as may be decided by the competent authority.

(10) The competent authority may seek any additional particulars as deemed fit for processing the application.

(11) The applicant may address the competent authority for clarification before filing an application and such clarification shall be issued within 2 months from the date of receipt of application seeking such clarification.

Verified RealEstate TM

**7. Scrutiny fees.—** (1) Scrutiny Fee means a fee for scrutinizing the applications, collected from the applicant along with the plan or revised plan or modified plan submitted by the applicant.

(2) Every application for planning permission shall be accompanied by a scrutiny fee as calculated in the following manner:

(i) (a) Plans submitted along with planning permission applications per sq.m. of floor area of the building Rs.2.00

(b) Ist revised plan per sq.m. of floor area of the building Rs.1.00

(c) 2nd revised plan per sq.m. of floor area of the building Rs.0.40

(d) 3rd revised plan per sq.m. of floor area of the building Rs.0.20

(e) Subsequent revised plans Nil

(ii) Layouts/subdivisions, reconstitutions per sq.m. of land area Rs. 1.50

(iii) Re-classifications (lumpsum) Rs.30,000 (for CMA)

Rs.20,000 (for other areas)

(3) In case of layouts or subdivisions or site approval applications, the rates of scrutiny fee shall be prescribed and notified by the Government from time to time

(4) The Executive Authority of the Local Body may, for scrutinising the applications for Building Permit shall collect scrutiny fee from the applicants, along with the plan or revised plan or modified plan submitted by the applicant, at the rates as may be prescribed and notified by the Government from time to time

(5) Scrutiny fee shall not be collected for Residential Projects where the size of dwelling units for Economically Weaker Section does not exceed 40 sq.m in plinth area each

(6) In the case of reclassification the cost of publication of reclassification in Newspapers and Govt. gazette. (if the actual cost exceeds the said amount, the excess amount is also payable by the applicant)

(7) Any other charges as levied by the competent authority from time to time.

**8. Plan Requirements.—** (1) The applications for planning permit or Building permit shall be accompanied as prescribed below:-

(i) **Key plan** - drawn to a scale of not less than 1 in 10,000 showing the details of the boundary, location of the site with respect to neighbourhood landmarks, and existing network of roads or streets; the minimum dimension of the key plan shall be not less than 10 cm.

(ii) **Topo Plan** - drawn to a scale of not less than 1 in 5000 showing the details of the following, which lie within a radius of 500 m:-

(a) the boundary location of the site with respect to neighbourhood land marks,

(b) existing network of roads or streets with details of its widths,

(c) proximity to stone quarries, stone crushers, water bodies, Airport, Aerodrome, Air Force Station, cremation or burial grounds, railway tracks, and reserved forests indicating its distance from the site clearly; and

(d) such other particulars as may be prescribed by the competent authority.

Verified RealEstate™

(iii) **Site plan -** drawn to a scale of not less than 1 in 500 for a site upto one hectare, and not less than 1 in 1000 for a site more than one hectare and shall show, —

(a) the boundaries of the site;

(b) the position of the site in relation to neighbouring street;

(c) the extent and dimensions of the site affected by any street alignment or road widening or proposed new road or missing link as per the approved Master Plan or Detailed Development Plan or as notified by the Local body;

(d) the name of the streets in which the building is proposed to be situated, if any;

(e) all existing buildings standing on, over or under the site including service lines;

(f) the position of the building and of all other buildings if any which the applicant intends to erect upon his site in relation to,—

(1) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others.

(2) all adjacent street, buildings with number of storied and height and premises within a distance of 15m of the site and of the contiguous land if any referred to in item (a) ; and

(3) if there is no street within a distance of 15m of the site, the nearest existing street.

(g) if the site is an unauthorised subdivision, then the details of the residuary plots or subdivisions including the details of the buildings or structures thereon;

(h) the means of access from the street to the building, and to all other buildings, (if any) which the applicant intends to erect upon the site.

(i) space to be left about the building to secure a free circulation of air, admission of light and access during emergency;

(j) vehicle parking arrangements;

(k) the width of the street if any in front and of the street if any at the side or rear of the building;

(l) the direction of north point relative to the plan of the buildings;

(m) any physical features, such as wells, drains, etc;

(n) alignments of the Low Tension or High Tension electric over head power lines or such underground cables if it lie within the site or within a distance of 10m. from the site, and the spatial location from the same to the building existing or proposed;

(o) rain water harvesting provisions as specified by the competent authority within the plot;

(p) provisions for water supply and sewage disposal system wherever required by the competent authority; and

Verified RealEstate™

(q) such other particulars as may be prescribed by the competent authority.

(iv) Building plan with details of section, elevation etc. drawn to a scale of 1:100; the plans and details shall,—

(a) include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position of stair cases, ramps and lift wells;

(b) show the use or occupancy of all parts of the buildings;

(c) show exact location of essential services (for example WC, bath and the like);

(d) show plans, elevations & sections of Private Water Supply and disposal system;

(e) include at least one elevation from the front showing the height of the building and rooms and also the height of parapet;

(f) include at least one section through the stair case;

(g) show all structures existing or proposed to be constructed within the site;

(h) include the structural arrangements with appropriate sections showing type/ arrangement of footings, foundations, basement walls, structural load bearing walls, columns and beams, and shear walls and arrangement/spacing of framing members, floor slabs and roof slabs with the material used for the same including detailed structural drawing showing reinforcement details;

(i) show all street elevations;

(j) give dimensions of the projected portions beyond the permissible building line;

(k) include terrace plan indicating the drainage and the slope of the roofs;

(l) vehicle parking arrangements within buildings;and

(m) give indications of the north point relative to the plan.

Note: The requirement of 1:100 is permitted to be flexible for specific details needed for further illustration; and also for drawings for these in digital form.

(2) In case of subdivision or layout or reconstitution or amalgamation of land for building purposes, the application shall be accompanied by the subdivision or layout or reconstitution or amalgamation plan which shall be drawn to a scale of not less than 1:500 containing the following:—

(a) scale used and north point;

(b) the location of all the proposed and existing roads within the land including details of the extent and dimensions of the site affected by any street alignment or road widening or proposed new road or missing link as per the approved Master Plan or Detailed Development Plan or as notified by the Local body;

(c) alignments of the Low Tension or High Tension electric over head power lines or such underground cables, Solid waste dumping yards, Oil /Gas Pipe lines, CRZ line if it lie within the site or within a distance of 10m. from the site;

(d) dimension of plot along with building lines showing the setbacks with dimensions within each plot;

Verified RealEstate

(e) the location of existing drains, sewers, public facilities and services and electrical lines etc;

(f) a statement indicating the total area of the site, area utilised under roads, parks and playground, shops and other commercial spaces, schools, public purpose sites etc. along with the percentage;

(g) in case of plots which are subdivided with built up area, in addition to the above, the details on the means of access to the subdivisions from existing streets;

(h) if the site is an unauthorised subdivision, then the details of the residuary plots or subdivisions including the details of the buildings or structures thereon; and.

(i) such other particulars as may be prescribed by the competent authority.

(3) For all High Rise buildings in addition to items specified in sub-rule (1), the following additional information shall be furnished or indicated in the building plan:—

(a) access to fire appliances or vehicles with details of vehicular turning circles and clear motorable access way around the building;

(b) size (width) of main and alternative stair cases along with balcony approach, corridor, ventilated lobby approach;

(c) location and details of lift enclosures;

(d) location and size of fire lift;

(e) smoke stop lobby, door, where provided;

(f) refuse chutes, refuse chamber, service duct etc;

(g) refuge area, if any;

(h) details of building services – air conditioning system with position of fire dampers and mechanical ventilation system, electrical services, boilers, gas pipes etc;

(i) details of exits including provision of ramps etc., for hospital and special risks;

(j) location of generator, transformer and switch gear rooms;

(k) smoke exhauster system, if any;

(l) details of fire alarm system net work;

(m) location of centralised control connecting all fire alarm systems, built-in fire protection arrangements and public address system etc;

(n) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pump and water storage and tank;

(o) location and details of fixed fire protection installation, such as sprinklers wet risers, hose-reels, drenchers, etc;

(p) location and details of first aid fire fighting equipments or installations.

(4) In case of Industrial Developments, the following additional information shall be furnished or indicated in the building plan:-

Verified RedEstate™

(a) Details of the machines for manufacturing or production involved both existing and proposed;

(b) Details of the number of workers both existing and proposed;

(c) Detailed report on the raw materials used, process and machineries involved, effluent discharge methods proposed, product manufactured, power required (i.e. Low Tension or High Tension), action taken to alleviate or minimize its negative impact, if any, or the environment, etc.

(5) Apart from the owner, the professionals to be involved, for different types of developments, in the preparation of plans and designs, supervision, quality control and ensuring completion as per the approved plan, shall be as prescribed below:—

(a) Non High Rise buildings with height upto 12m. Registered Architect (RA) or Registered Engineer (RE)

(b) Non High Rise buildings with height more than 12.0m upto 18.30m Industrial Developments and Institutional Developments other than High Rise Buildings Registered Developer (RD),

Registered Architect (RA) or Registered Engineer (RE),

Registered Structural Engineer (RSE), and

Registered Construction Engineer (RCE),

Registered Geotechnical Engineer

(c) High Rise Buildings

Registered Developer (RD),

Registered Architect (RA) or Registered Engineer (RE),

Registered Structural Engineer (RSE),

Registered Geo-Technical Engineer (RGE),

Registered Construction Engineer (RCE), and

Registered Quality Auditor (RQA)

(d) Sub divisions

Registered Architect (RA) or Registered Engineer (RE) or

Registered Town Planner (RTP)

(e) Layout Developments

Registered Developers (RD), and

Registered Architect (RA) or Registered Engineer (RE) or

Registered Town Planner (RTP)

**9. Inspection.— (1) General Requirements.—** (a) Generally all development works for which permission is required shall be subject to inspection by the competent authority or an official nominated by the competent authority, as deemed fit, before issue of permission and also during construction.

Verified RedEstate

(b) The competent authority may cause inspection for such developments where its risk assessment deems it fit for inspection. In all cases inspection shall be carried out by professionals to be empanelled by the competent authorities. The qualifications and other conditions for empanelment of professionals for carrying out inspection shall be prescribed by the Government from time to time.

(c) A single joint site inspection shall be carried out by all the concerned authorities for issue of planning permit or building permit or completion certificate)

(d) The applicant shall permit authorized officers of the competent authority to enter the site at any reasonable time for inspection for the purpose of enforcing these rules.

(e) The applicant shall keep a copy of the approved plan at the premises where the development is permitted to be carried out.

(f) Before commencement of the building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the Authority, of his intention to start the work at the building site in Form 2 in Annexure - XIV.

(2) **During Progress of Construction.—**Minimum Stages for recording progress, checking and issuing continuance certificate (For non High Rise Buildings above 12.0 m in height)

(i) Plinth,

(ii) Last storey.

(b) At each of the above stages, the owner or developer through the Registered Architect or Registered Engineer shall submit to the designated officer of the competent authority a progress certificate inForm 3 and 4 in Annexure - XIV and the structural Inspection Report inForm 9 in Annexure - XIV. This progress certificate shall be signed also by the Registered Architect or Registered Engineer on record, Construction Engineer on record and structural engineer on record. The Structural Inspection Report shall be signed by the Registered Structural Engineer on record.

(c) On receipt of the progress certificate from the owner or registered developer, through the Registered Architect or Registered Engineer it shall be the duty of the competent authority, to check any deviation from the approved plan and convey decision within 15 working days to the owner or developer for compliance.

**10. Sanction.—** (1) Applications for permission shall be accompanied by self certification of the required documents and an undertaking in the prescribed format to be furnished by the competent authority.

(2) If the Plan and information furnished by the applicant do not provide all the particulars necessary to process the application satisfactorily, the competent authority may within 15 days from the date of receipt of Plans or Applications require the production of such further particulars and details as it deems necessary.

(3) If the plan and the information furnished by the applicant are found to satisfy the requirements of these rules, —

(ii) the written permission shall be issued by the competent authority within 45 days after the receipt of the plan and all other requirements; and

Verified RediEstate™

(iii) while granting permission, the competent authority may impose such restrictions and conditions, which may be necessary under these rules.

(4) In cases where the application for construction of the building is not in accordance with any of the Acts or these rules, or where the applicant fails to furnish the additional particulars called for, the competent authority may reject the application or refuse permission for reasons to be recorded in writing, and furnish a copy of the same to the applicant.

(5) No building permission is necessary for the following alterations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of this Rule;

(a) plastering and patch repairs;

(b) re-roofing or renewals of roof including roof of intermediate floors at the same height;

(c) flooring and re-flooring;

(d) opening and closing of windows, ventilators and doors not opening towards other's properties and / or public road or property;

(e) replacing fallen bricks/stones

(f) construction or re-construction of sunshade not more than 75cms. in width within one's land and not overhanging over a public street;

(g) construction or re-construction of parapet not more than 1.5 m. in height and also construction or re-construction of boundary wall not exceeding 2 m

(h) white-washing, painting, etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be put to use as a loft etc.

(6) a copy of the approved site plan and building plans shall be kept at the site at all times when building operations are in progress and such plans shall be made available at all reasonable times for the inspection of the competent authority.

(7) the details of the development for which planning permission issued, date of expiry of permit, mentioning site address, survey number, Block number, Village Name, door number, street name, locality, name of owner and name of Registered Architect or Engineer on record , Registered Developer on record, Registered Structural Engineer on record, Registered Construction Engineer on record. shall be displayed in the format prescribed by the competent authority on a board of size of atleast 60cm. x 120cm.

(8) nothing shall prohibit the filing of amendments to an application or plan or other record accompanying the same at any time before the completion of the work for which a permit was granted. However, construction in deviation to the approved plan shall not be proceeded till the revised plan is approved. Further, this provision shall not entitle any person to make any deviation in contravention of the Act and these rules.

(9) (a) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate or building completion certificate shall not discharge the Registered Engineer on Record, the Registered Architect on Record, Registered Construction Engineer on Record, Registered Structural Engineer on Record, Registered Developer and Owner from the responsibilities imposed under the Act, these rules and the laws of tort and local Acts.

Verified PedEstate

(b) The landowner or lessee or power of attorney holder or developer who makes the development, the Registered Architect or Engineer on Record, and the Registered Construction Engineer on Record, shall be jointly and severally held responsible if any unauthorized construction, addition and alternation are done without prior permission of the competent authority.

**11. Limitations of Permission.—** The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects,—

(a) Title or ownership of the site or building.

(b) Easement Rights.

(c) Structural Reports, Structural Drawings and structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

(d) Workmanship, soundness of structure and materials used.

(e) Quality of building services and amenities in the construction of building

(f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.

**12. Demolition of buildings.—** (a) If any person intends to demolish a building either in whole or in part, he shall submit an application to the executive authority of local body or agency or person to whom this power has been delegated by the executive authority for permission to execute the work, along with a demolition deed executed by him.

(b) The executive authority of local body or agency or person to whom this power has been delegated by the executive authority shall grant permission to execute the work subject to such condition as he may deem necessary for ensuring the health, safety of the people living within or near the building.

(c) The executive authority of local body or agency or person to whom this power has been delegated by the executive authority shall collect a demolition charges as specified by the competent authority. and that he will abide by the rules and other conditions if any, stipulated for demolition of such buildings.

**13. Cancellation of Permit.—** The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permision or building Permit will be cancelled after issuing a show cause notice.

**14. Renewal of Permit.—**(1) planning permision or building permit granted under these rules shall be valid for five years from the date of issue and the construction shall be completed within the same. However the competent authority may on application made before the expiry date, extend the planning permission or building permit period as the case may be only once for another 3 years.

(2) For such permit renewals, fees at the rates as may be prescribed by the competent authority shall be paid by the applicant.

Verified by RealEstate™

## PART III

## Conformity of Developments

**15. The Developments to be in conformity with these Rules.—** (1) No developments shall be in contravention of these Rules.

(2) No land, premises or building shall be developed, constructed, altered, reconstructed, subdivided, amalgamated, reconstituted, laid-out, changed or put to use which is not in conformity with the provisions of these rules.

(3) In the case of an area comprised in a Detailed Development Plan approved under the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) the Developments therein shall be in conformity with that Detailed Development Plan: Provided that where for a road, street alignment is not prescribed in Detailed Development Plan, but it is prescribed in the Master Plan, then street alignment in Master Plan shall apply. Provided further that in cases where an area is declared as Continuous Building Area either in Master Plan or in Detailed Development Plan, the area shall be taken as Continuous Building Area and developments therein shall be regulated accordingly. However, Continuous Building Area parameters shall not apply to plots in approved layout areas unless specifically earmarked for continuous building developments.

(4) All detailed Town Planning Schemes sanctioned under the Town Planning Act 1920 (Tamil Nadu Act VII of 1920) shall stand superseded by the Master Plan or Detailed Development Plan approved for that area. All developments therein shall be regulated with reference to the land use classification indicated in the Master Plan or Detailed Development Plan for that area and development regulations.

**16. Designation of use in Master Plan or Detailed Development Plan.—** (1) Where use of a site or premises is specifically designated not broad land use zoning in the Detailed Development Plan or Master Plan, it shall be used only for the specific purpose so designated, unless the land use of the site is varied as provided in the Act.

(2) Where the use of the site or premises is not specifically designated in the Detailed Development Plan or Master Plan, it shall be used for the uses or activities permissible in the land use zone in which the site or premises falls as per the Detailed Development Plan or Master Plan.

Provided that a non-conforming use (i.e). an use which are not permissible under these rules, shall not be extended or enlarged at the site.

Explanation.— Improvements to building or machinery intended to make the operations more economical, cleaner, less noisy and to provide amenities to workers which do not add to the manufacturing capacity as may be specially approved by the Authority shall not be deemed to be extension or enlargement:

Provided that it will be open to the authority to order at any time the discontinuance or continuance subject to such restrictions and conditions as may be imposed by on an existing use, which is non-conforming.

(3) Where for an area both Master Plan and Detailed Development Plan are sanctioned, the designated use shall be as shown in the latest development Plan.

(4) Where for an area, a Detailed Development Plan has been prepared and the consent has been given under sub-section-11 of section 9D or section 27 of the Act, the provisions of that Detailed Development Plan shall apply.

(5) Where for an area, a detailed lay-out plan for land development has been prepared and approved by the Competent Authority or such other authority of local body or

Agency or person or which the power has been delegated by the Authority, the land use shown on such Lay-out Plan shall be applicable and the developments in the area shall be regulated according to these regulations:

Provided that if the layout plan was approved prior to 5.8.1975 in case of Chennai Metropolitan Area and prior to the date on which the publication of notification of Master Plan in the Tamil Nadu Government Gazette for rest of the State, the higher order land use zoning of Master Plan or Detailed Development Plan shall be applicable for the plot.

Provided further that if land use is varied under section 32 sub-section (4 )of the Act, subsequent to approval of the Master Plan, Detailed Development Plan or the layout as the case may be then the reclassified land use is applicable for such land.

(6) In areas designated for Primary Residential and / or Mixed Residential Use zone in the Master Plan or Detailed Development Plan. Sites abutting and gaining access from roads of width 18m. and above are deemed to have been zoned for Commercial use zone.

(7) In addition to the areas declared as 'Economically Weaker Section' areas in the Master Plan or Detailed Development Plan all areas set apart for Housing of Economically Weaker Section in the sanctioned Schemes by Tamil Nadu Housing Board and areas declared as Slums by Tamil Nadu Slum Clearance Board, slums improved by Tamil Nadu Slum Clearance Board under Slum Improvement Scheme projects and also the Economically Weaker Section plots in the approved layouts are deemed to have been declared as 'Economically Weaker Section' areas.

(8) When a site falls in different land use zones, then developments in that site shall be made with reference to its conformity in each of the land use zones the site comprises.

(9) Where more than one activity is existing or proposed in a building or a site, the space regulations that govern the development shall be based on the dominant activity in that building or site decided on the basis of the percentage of floor area used;

(10) Where more than one type of development such as High rise building**,** Non High rise building. is existing or proposed in a site, —

(a) the setback shall be regulated with reference to the individual type of development,

(b) the height of building, abutting road width shall be regulated with reference to the highest order of development existing or proposed

(c) the Floor Space Index, coverage etc. shall be regulated with reference to the dominant type of development on the basis of floor area within the site.

**17. Correlation of land use zones in Master Plan, Detailed Development Plan and Development Rules:**

| **Sl. No.** | **Use classification in Master Plan** | **Use classification in Detailed Development Plan** | **Use classification in Development Rules** |
|---|---|---|---|
| 01. | Primary Residential Use | Primary Residential or Residential use | **Residential** |
| 02. | Mixed Residential use | Mixed Residential | **Residential** |

| | | | |
|---|---|---|---|
| 03. | Commercial use | Commercial use | **Commercial use** |
| 04. | Industrial use or Light Industrial use or Controlled Industries use | Industrial use or Light Industrial use | **Industrial use** |
| 05. | General Industrial | General Industrial | **Industrial use** |
| 06. | Special and Hazardous Industrial Use | Special and Hazardous Industrial use | **Special and Hazardous Industrial use** |
| 07. | Institutional or Educational use or Public and Semi-public use | Institutional or Educational use or Public and Semi-public use | **Institutional** |
| 08. | Open space and recreational use | Open space and recreational or Park or Play space | **Open space recreational** (in Chennai Metropolitan Area)<br><br>Public use zone (in other areas of the State) |
| 09. | Non-urban | Non-urban | **Non – urban only in Chennai Metropolitan Area** |
| 10. | Agricultural use | Agricultural use | **Agricultural use** |
| 11. | Urbanisable | -- | **Urbanisable use (only in Chennai Metropolitan Area)** |

**18. Proposed width of roads.—** (1) Proposed right of way for all major roads together with setback lines for them shall be in accordance with the approved master plan or Detailed Development Plan in that area.

(2) Competent Authority may notify street alignment (with proposed road width) in areas without Master Plan or Detailed development Plan.

(3) Notwithstanding anything contained in the Master Plan or Detailed Development Plan or in these Rules, with the prior approval of the Council, the executive authorities of the local bodies may under the Act provisions prescribe street alignments (with proposed road widths) higher than those given in the Master Plan or Detailed Development Plan or any other statutory plan and implement the same.

**19. Development prohibited or restricted areas.—** The regulations for Development prohibited or restricted areas are furnished in Annexure - XVII. The Government may notify modifications to these regulations from time to time and such modifications shall prevail.

## PART IV

## Completion Certificate

**20. Application for Completion Certificate.—** (1) For all buildings except residential building upto 12m in height not exceeding 3 dwelling units or 750 sq.m and all type of Industrial buildings, the Applicant or Owner or Power of Attorney Holder or Registered Developer and any other Person who is acquiring interest shall submit a completion

Verified RedEstate ™

report in Form 5 along with Form 6, 7 and 8 in Annexure - XIV, to obtain Completion Certificate, certifying that the building has been completed as per the approved plan, from the competent authority that has issued Planning Permit before getting service connections such as electric power connection, water supply sewerage connection. These service connections shall be given by the service provider to these buildings only after the production of the Completion Certificate.

(2) The owner or developer shall submit an application to the competent authority in the first stage after completion of work upto plinth level requesting for issue of order for continuance of work.

(3) The owner or developer through the registered professional shall submit to the designated officer of the competent authority a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided for under sub-rule (2) of rule 9 of these rules.

(4) On receipt of the progress certificate from the owner or registered developer through the registered professional, the competent authority shall check for any deviation from the approved plan and convey decision within 7 working days to the owner or developer for compliance.

(5) If the order of continuance is not issued within 15 days of receipt of the respective application, it will be taken as deemed to be issued and the owner or developer may proceed with the construction without any deviation to the approved plan.

(6) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in Annexure - XXIII to these Rules.

(7) The competent authority may on its own or through a subordinate official or a qualified professional inspect or cause to be inspected the work atleast the two stages of construction viz, plinth level and completion of construction and such inspection shall include confirmation that,—

(a) the work was executed and the building was completed as per the approved plan as stated in these rules along with the norms prescribed for issuing the completion certificate;

(b) it shall be obligatory on the part of the applicant to confirm that certificate of Lift Inspector has been obtained regarding satisfactory erection of lift; and

(c) it shall also be obligatory on the part of the applicant to confirm the certificate to the Directorate of Fire & Rescue Services for completion of fire safety requirements as applicable for the type of building has also been obtained.

(8) If any project consists of more than one detached or semi detached building or buildings in a building unit and any building or buildings thereof is completed as per approved plan (such as parking, internal roads, height of the building, infrastructure facilities, lift and fire safety measures), the competent authority may issue completion certificate for such detached or semidetached building or buildings in a building unit.

(9) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.

(10) The competent authority shall within 30 days from the date of receipt of application for completion report inform, communicate its decision after necessary inspection about grant of completion certificate.

Verified RedEstate™

(11) Connection to the sewer or water mains or electricity:

(a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.

(b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.

(c) In case the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.

**21. Illegal Occupation of Building.—** (1) Executive Authority of Local Body may by written notice, order any building or any portion thereof to be vacated forthwith or within the time specified in such notice;—

(a) if such building or portion thereof has been unlawfully occupied in contravention of these Rules

(b) if a notice has been issued in respect of such building or part thereof requiring the alteration of restriction of any works specified in such notice have not been commenced or completed.

(c) if the building or part thereof is in a ruinous or dangerous condition, which are likely to fall and cause damage to any person occupying, resorting to or passing by such building or structures or any other structure or place in the neighbourhood thereof.

(2) The reasons for requiring such building or portion thereof to be vacated should be clearly specified in every such notice.

(3) The affixing of such written notice or any part of such premises shall be deemed to be a sufficient intimation to the occupiers of such building or portion thereof.

(4) On issue of such notice, every person in occupation of the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out any work of reinstatement which he may lawfully permitted to carry out.

(5) The competent authority may direct that any person who acts in contravention of above provision or who obstructs him in any action taken under these rules shall be removed from such building or part thereof by any police officer, and may also use such force as is reasonably necessary to effect entry in the said premises.

(6) The cost of any measures taken under this provision shall be recovered from the owners or occupants.

**22. Illegal Developments.—** If any construction or development is carried out illegally or in deviation to the plan approved, the competent authority shall take action against the constructions or developments as provided in the Act and in these rules.

## PART V

## Registration of Professionals

**23. Registration of Architects (RA), Engineers (RE), Structural Engineers (SE), Construction Engineers (CE), Quality Auditors (QA), Town Planners (TP) and Developers (D), and their Duties and Responsibilities.— (1) Registration.—** (a) The

Verified RedEstate™

competent authority shall register Architects (RA), Engineers (RE), Structural Engineers (RSE), Construction Engineers (RCE), Quality Auditors (RQA), Town Planners (RTP) and Developers (RD). Application for registration shall be submitted by these professionals to the competent authority or Block Development Officer in case of Village Panchayat,

(b) On receipt of such application, and after satisfying the educational qualifications and experience in the field, and the certificate of the screening committee to be constituted by the Chennai Corporation, Commissioner of Municipal Administration, , Directorate of Rural Development as the case may be, the competent authority may register on payment of registration fee of five thousand rupees and subject to such other conditions as he may thinks fit.

(c) Registration shall be valid for a period of five years and shall be renewable.

(d) The competent authority shall cause to maintain a register of licensed professionals stated above. The list of names shall be updated every year and the updated list shall be placed before the council every year for information.

(e) Where any registered professional makes any misrepresentation or commits any fraud in certifying the plan and other documents submitted under these rules, the competent authority may suspend or cancel the registration of such professional done under these rules and notify the same in their official website.

Provided that no registration shall be cancelled unless the person concerned is given an opportunity to make a representation in writing.

(f) On cancellation of such registration by the competent authority under sub-rule (e) above, the name of such registered professional shall be deleted from the register maintained by him and a report in this regard shall also be placed before the council for information.

(g) The registration, qualification and duties of professionals shall confirm to the rules given in the Annexure - XIII.

(2) **Duties and Responsibilities - General duties and responsibilities applicable to all Professionals. —** (a) They shall study and be conversant with the provisions of the Local Acts, Rules and Regulations and standing orders approved by the competent authority.

(b) They shall inform the competent authority of their employment or assignment or resignation for any work within 7 days of such employment or assignment or resignation.

(c) They shall prepare and submit all plans, documents and other details they are required to do so in a neat, clean and legible manner and the papers properly arranged.

(d) They shall submit plans documents and details without any scratches or corrections. Site conditions shall be correctly shown.

(e) They shall personally comply with all queries or requisitions received from the competent authority in connection with the work under their charge promptly, expeditiously and fully at one time. When they do not agree or cannot comply with the requisition or query, they shall state their objection in writing within the time as may be stipulated so that, the competent authority can decide on its merit in the matter.

(f) Any corrections or changes made in the plan or additional documents and details by the professionals to the competent authority shall be in consultation with the owners or developer and shall be with their acceptance or agreement.

Verified © RealEstate

(g) They shall clearly indicate on every plan, document or forms in which they sign the details of their designation such as Registered Architect. Registered Engineer, Registered Structural Engineer etc., with registration number and their, full name and address below the signature for identification.

(h) They shall not accept the employment for preparation and submission of plans, documents and supervision of any work if the same is intended or being proposed to be executed or already executed in contravention of provisions of the Act or the Rules including these rules.

(i) The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the competent authority.

(j) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.

(k) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.

(l) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.

(m) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of the competent authority.

Note: Specific additional Duties and Responsibilities of the professionals and the owner or developer are stated in the Annexure - XIII.

**24. Appointment of Professionals.** —(1) The owner or registered developer shall appoint Registered Architect (AR), Registered Engineer (ER), Registered Structural Engineer (SER), Registered Geo Technical Engineer on record (GER), Registered Construction Engineer (CER), Registered Town Planner (TPR) and Registered Quality Auditor (QAR) as required. A proper written agreement(s), in a standard format(s), should be entered upon with such professional(s) engaged by the owner or developer.

(2) The owner or registered developer shall submit a list of the appointed registered professionals with the application for Planning Permission or Building Permit to the competent authorities. Consent or undertaking from these professionals is needed in the required format at the time of seeking Planning Permission or Building Permit or change in professionals.

(3) The owner or registered developer shall not appoint the same professional as Registered Engineer or Registered Structural Engineer or Registered Construction Engineer as Quality Auditor.

**25. Change of Owner or Developer or Professionals. —** (1) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) or Registered Quality Auditor on Record (QAR) is changed, he shall intimate the competent authority by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.

Verified RealEstate

(2) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) and Registered Quality Auditor on Record (QAR) shall inform the change to the competent authority, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with the competent authority.

**26. Applicability of other Rules. —** (1) Considering the ecological sensitiveness and need for conservation of the notified hill stations, Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993 shall be in force.

(2) Considering the specific aspects for the control of construction of building or use of land in the notified area of any Nuclear Installations in the State of Tamil Nadu, Nuclear Installations (Regulation Building and use of Land) Rules, 1990 will be applicable in areas within 4.8 Km from any portion of the boundary of any stretch Nuclear Installations on such date as the Government may by notification appoint.

## PART VI

## Development Rules

**27. Requirement for site approval**.—

(1) **Location of Building**.— Every person, who construct, reconstruct, or alters or add a building shall whenever the site is within 15 meters of any tank, reservoir, water-course, river or fresh water channel carryout such measure as may be necessary or as the competent authority subject to such guidelines issued by Government from time to time may direct, for the purpose of preventing any contamination of or any risk of the drainage of building passing into, such tank, reservoir, water-course, river or fresh water channel or such other rules in force.

(2) **Reconstitution Deed.—** If a development is proposed in more than one plot or site proposing amalgamation or reconstitution of the individual sites into one site, then Reconstitution Deed in the format and manner prescribed by the competent authority shall be furnished by the applicant,

**28. Structures in setback spaces**.—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 High Rise buildings.—

(i) Sun-shades not exceeding 0.6m.

(ii) Motor room of area not exceeding 2 sq.m. each and height not exceeding 1.8m, without affecting parking and driveway requirements.

(iii) In case of Non High Rise Buildings with height upto 9.0m, open single flight or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 m from the side boundary or 1m. from the rear or front boundary of the site or street alignment.

(iv) A compound wall of height not exceeding 2.0m

(v) Watchman booth not exceeding 2.5m.x 2.5m. in size at each gate and height not exceeding 3m.

Verified RealEstate

(vi) Gate pillars without or with arches with a minimum headroom clearance of 5.50 m available atleast to a width of 3.5m.

(vii) Meter Rooms for meter boxes or electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 meter 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.

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

ii. In the event of the site abutting more than one road one additional gate shall be permitted

**29. Spaces excluded from FSI and Coverage Computation**.— The following shall not be counted towards FSI and plot coverage computation: —

(1) In the terrace above the top most storey, areas covered by stair-case rooms and lift rooms and passages thereto, architectural features, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 metre) and WC (with floor area not exceeding 10 sq.m)

(2) Staircase and lift rooms and passage thereto in the stilt parking floor or upper floors used for parking

(3) Staircase and lift rooms and passage thereto in the basement floor or floors used for parking.

(4) Area of the basement floor or floors used for parking

(5) Area of the stilt parking floor provided it is open on sides, and used for parking. In cases where upper floor or floors over a stilt parking floor is proposed for parking.

(6) Servants or drivers bath room and water closet for each block in cases of Non High Rise Buildings and High Rise Buildings at ground floor or stilt parking floor

(7) Watchman booth

(8) caretaker booth or room in ground floor or stilt parking floor

(9) Ducts and other open to sky areas

**30. Area of special character**.—

**(1) Continuous Building Areas (CBA).—** Buildings without side set back are permissible in a plot or site in continuous building areas set apart in the approved Master Plan or Detailed Development Plan or in the other areas as may be declared by the local body as CBA with the approval of the Directorate of Town and Country Planning or Government as the case may be from time to time. However in an approved layout area only in the plots classified for Continuous type of buildings it is permissible.

(2) **Economically weaker section areas (EWS).**— Areas declared as slum by Tamil Nadu Slum Clearance Board (TNSCB) are categorised as EWS areas for the purpose of these regulations. In addition it includes the areas developed as EWS plot in the Tamil Nadu Housing Board (TNHB) neighbourhood schemes, Sites and Services schemes, slum improvement schemes and approved layouts. For the purpose of application of these rules the Local body may declare areas as EWS Areas by council resolution and notify from time to time.

(3) **Coastal Regulation Zone (CRZ) area.**— Developments in these areas shall be regulated with reference to the CRZ classifications and the regulations notified

Verified RedEstate

by the Government of India from time to time under section 3 of the Environment (protection) Act, 1986 (Central Act 29 of 1986).

(4) **Conservation zones in the Heritage Towns.**— Government may notify Heritage Towns, a list of Heritage precincts there in with metes and bounds and conservation zones around such listed Heritage precincts. Any new construction of building or use of premises in the conservation zones shall conform to the special guidelines relating to height, use etc., prescribed and notified by the Government from time to time.

**(5) Transit Oriented Development areas.**— (i) In order to encourage Transit sensitive activities and to allow densifications in any mass rapid transit system in the state, the Govt. may prescribe such regulations, including premium FSI at concession rates as may be necessary from time to time.

(ii) In case of Metro Rail Corridors, Existing and Proposed properties located within a distance of 500m measured from the centre line of the corridor, Premium FSI shall be charged at 50 % of the normal Premium FSI rate.

(6) **Natural hazard prone areas.**— (1) Areas likely to have (i) moderate to very high damage risk zone of earth quakes, or (ii) moderate to very high damage by cyclones, or (iii) significant flood flow or inundation, or (iv) land slides proneness or potential, or (v) tsunami proneness, or (vi) one or more of this hazards, have been declared as natural hazard prone areas.

(2) The areas prone to natural hazards will be notified by Governemnt from time to time. Structural design and aspects of building construction in these areas shall take into the account of the special provisions contained in these rules for hazard prone area.

**31. Boundaries of land use zones**.— (1) The different land use zones are located and bounded as shown in the land use plans.

(2) Variations: Updated information on variations of Land Use made under sub-rule (4) of section 32 of the Act and published subsequent to approval of the Master Plan or New Town development Plan or Detailed Development Plan.

**32. Rules to over ride other Rules and Regulations**.— In the application of these Rules, if there is conflict between the provisions under these Rules and the requirements under the other rules in time being in force, then provision in the above mentioned Rules shall stand suspended to the extent of conflict with these Rules.

**33. Zoning Regulations**.— The Zoning Regulations shall comprise of Residential use zone, Commercial use zone, Industrial use zone, Special and Hazardous use zone, Institutional use zone, Open Space and Recreational use zone, Urbanisable use zone and Agricultural use zone and the activities permissible in each use zone are provided in Annexure - XVIII.

**34. Shelter Charges**.— (1) In any development proposed, where the Floor Space Index [FSI] area (build up area) exceeds 4000 sq.mts either the applicant shall provide housing for lower income groups for an extent of 10 % of Floor Space Index area with dwelling units not exceeding 40 sq.mts in carpet area or shelter charges as prescribed in the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972). The rate of shelter charges payable shall be 1% of the Guide Line Valve [GLV] of the FSI area exceeding 4000 sq.mts.

(2) Housing units for Low Income Group (LIG) shall be provided either within the site or in any other site located within the radius of 2 km from the site under reference

where the development is now proposed. No conversion or amalgamation shall be permissible in this case of lower income group dwelling.

(3) The crucial date for levy of shelter charges in respect of Directorate of Town and Country Planning area is the date of issue of technical clearance by the Directorate of Town and Country Planning and in respect of Chennai Metropolitan Area, the same is the date of raising demand for development charges.

**35. Planning Parameters for Non High Rise Buildings**.— (1) All Buildings not exceeding 18.30m. in height,—

(a) The minimum road width, FSI, set back etc. for Non High Rise buildings up to 16 dwellings or such other small developments like commercial, nursery schools, primary schools, religious buildings and cottage industries up to 300 sq.mts. shall be regulated according to the table below:

| **Sl. No** | **Description** | **Continuous Building Areas** | **Economically weaker Section Areas** | **Other areas** | |
|---|---|---|---|---|---|
| **1** | **2** | **3** | **4** | **4** | |
| **A** | Minimum road width | 1.5 m | 1.5 m | 3.0 m up to 6.0 m | 6.0 m and above |
| **B** | Maximum Height | GF + 2F or Stilt + 3F subject to a maximum of 12m height | | GF + 1F or Stilt + 2F subject to a maximum of 9m height | GF + 2F or Stilt + 3F subject to a maximum of 12m height |
| **C** | Maximum numberof dwelling units / commercial use | up to 16 dwellings or up to 300 square meters of commercial use | up to 16 dwellings | up to 8 dwellings | up to 16 dwellings or up to 300 square meters of commercial use |
| **D** | Normally Permissible FSI | 2.0 | | | |
| **E** | Minimum Set backs | Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary. | | | |
| i) | Front set back | 1.5m | 1.0m | Abutting road width | Front set back |
| | | | | Upto 9.0m. | 1.5m |
| | | | | More than 9.0m. upto 18m. | 3.0m. |
| | | | | More than 18m. upto 30.5m | 4.5m. |
| | | | | More than 30.5m. | 6.0m. |

Verified RealEstate TM

| | | | | | |
|---|---|---|---|---|---|
| ii) | Side Set back | Nil | Height of the building | Plot width | SSB |
| | | | Upto 7m. | Up to 9m | 1m on one side |
| | | | | Above 9m | 1m on either side |
| | | | More than 7m. upto 12m. | Up to 6m | 1m on one side |
| | | | | Above 6m, upto 9m | 1.5m on one side |
| | | | | Above 9m | 1.5m on either side |
| ii) | Rear Set back | Nil | Height of the building | | RSB |
| | | | Upto 7m. | | Nil |
| | | | More than 7m. upto 12m. | | 1.5m. |

(b) The minimum road width, FSI, set back etc. for Non High Rise buildings upto 18.30m height and exceeding 16 dwelling units and exceeding 300 square meters of commercial building shall be regulated according to the table below:

| **Sl No** | **Description** | **Continuous Building Areas** | **Other areas** |
|---|---|---|---|
| **1** | **2** | **3** | **4** |
| **A** | Minimum road width | 9.0 m | |
| **B** | Maximum Height | 18.30 m | |
| **C** | Normally Permissible FSI | 2.0 | |
| **D** | Minimum Set backs | Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary. | |
| i) | Front set back | Abutting road width | FSB |
| | | from 9.0m. upto 18m. | 3.0m. |
| | | More than 18m. upto 30.5m | 4.5m. |
| | | More than 30.5m. | 6.0m. |

Verified RealEstate ™

| | | | | |
|---|---|---|---|---|
| ii) | Side Set back / Rear Set back | Nil | Height of the building | SSB / RSB |
| | | | Upto 7m. | 1.0m. |
| | | | More than 7m. upto 12m. | 1.5m. |
| | | | More than 12m. upto 16.0m. | 2.5m. |
| | | | More than 16m. upto 18.30m. | 3.0m. |

(c) Passage

| Description | | Passage width |
|---|---|---|
| **A. Non High Rise buildings upto 12m height** | | |
| If the site does not directly about a public road but gains access through a private 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: | | |
| | When it is intended to 8 dwellings | a) CBA / EWS areas – 1 m<br>b) Other areas – 3 m |
| **B. Non High Rise buildings exceeding 12.0m in height upto 18.30m height or exceeding 16 dwelling units** | | |
| If the site does not directly about 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: | | |
| (i) | When it is intended to 8 dwellings or up to 600 square metres of commercial building and the length of the passage does not exceed 80 metres. | 3.6 meters |
| (ii) | When it is intended to serve upto 12 dwellings or upto 2,400 square metres of commercial building and the length of the passage does not exceed 100 metres. | 4.8 meters |
| (iii) | When it is intended to serve not more than 16 dwellings or up to 3000 square metres of commercial building and the length of passage does not exceed 120 metres. | 6 meters |
| (iv) | When it is intended to serve not more than 20 dwellings or up to 6000 square metres of commercial building and the length of passage does not exceed 120 metres. | 7.2 meters |
| (v) | When it is intended to serve more than 20 dwellings or more than 6000 square metres of commercial building. | 9 meters |

Verified RedEstate ™

Explanation 1.— (i) Road width means the road space as defined in Rule 2(103). The qualifying road width for permitting non High Rise buildings with more than 12 m height upto 18.30m shall be available atleast for a prescribed length of 250m in the case of CMA and other Municipal Corporations and 100m for the other areas 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.

(ii) In the event of the road width being less than the qualifying width in certain portions then the total length of such portions shall not be more than 10% of the prescribed length. In such cases the average road width for the prescribed length shall be equal or above the qualifying width.

(iii) In the event of the sub-division for qualifying road not being incorporated in the Field Measurement Book sketch, in such cases road width certificate shall be obtained from the concerned Executive Authority of Local Body

(iv) In the event of variation of site extent and dimension of the site between Patta and document the least extent of the site to be considered along with site dimension corresponding to the least extent.

Explanation 2.— (i) In the event of more than one block on Non High Rise Building in a site, then the distance between one block for building upto 12m in height shall be 3.0m and for buildings more than 12m height up to 18.30m in height shall be 6.0m.

(ii) In the event of more than one block with varying height in a site, the setback of each block shall be regulated in accordance with the height of the building.

(iii) The maximum height of the building shall not exceed 18.30 metres provided water tanks, chimneys, Architectural features such as flag masts, gopurams, minarets, steeples and other ornamental structures which are not intended for human habitation may be permitted subject to a ceiling of 30.5 metres from ground level.

(iv) Where a site abuts more than one road, then the front setback shall be insisted with reference to wider road width and for the remaining side or sides the side setback space or rear setback space shall be insisted as per the above rules provided in the case of CBA minimum set back of 1m.

(v) In CBA, there shall be atleast 1m wide internal passage from rear to front in ground level or ground floor, directly accessible to road

(vi) The minimum road width for conference halls and multi storeyed parking lots and Air-conditioned cinema theatres shall be 12m. For Community or Kalyana mandapams or Exhibition Hall shall be 15m. For star hotels and multiplex or Malls shall be 18m.

(vii) For public buildings such as Kalyana mandapam assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses, cinema theatres, multiplex or malls etc. set back all around shall not be less than 6m.

(viii) FSI benefit shall be permitted for the land left for OSR, link road, street alignment or road widening wherever it is insisted upon by competent authority.

(ix) FSI benefit shall not be permitted for the land left for road widening to make the road as qualifying road for the proposed development.

(x) FSI benefit for the OSR area in the approved sub-division shall be permitted in proportionate to the plot extent.

(2) Structures permissible in the minimum prescribed set back spaces are given in rule 28.

Verified RealEstate™

(3) The minimum width of corridor shall be as given in rule 42.

(4) Parking spaces shall be provided within the site conforming to standards prescribed in the Annexure - IV.

(5) Rainwater harvesting provisions as prescribed in the Annexure - XXII.

(6) Special regulations for physically disabled provided in the rule 43 shall be adhered to.

(7) Solar energy capture provisions as prescribed in the regulations given in rule 44 shall be provided where applicable.

(8) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in the rule 41.

(9) Internal vehicular access way including passage if any within the site shall a clear width of 7.2 m 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.

(10) If the building is constructed on stilts and the stilt floor is to be used for parking, it shall not be enclosed, if it is enclosed it shall be counted for FSI.

(11) Every Non High Rise building development exceeding 900 sq.m 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 rule 46.

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

(13) Vehicular ramp in setback spaces around a Non High Rise Building may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary or street alignment shall be minimum 1.5 metres and a clear motorable driveway of minimum 3m. in width is available around the building.

(14) The structures incidental to the main activities such as water closet or pump room, transformer room, transformer yard, electrical room shall not be construed as individual blocks for the purpose of these rules.

(15) In areas where sewage system provided by the local body concerned is not available

(a) where number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself as per the designs approved by such other Technical agencies as Government may empaneled from time to time.

(b) where number of dwelling units is less than 50 nos. or 2500 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(16) Any construction with roof over it in the terrace floor for A.C. Plant or structures shall be counted, as a floor and categorization of type of building shall be done accordingly.

(17) In residential or predominantly residential developments with dwelling units exceeding 100 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.

Verified RealEstate™

(18) In residential or predominantly residential developments, provision for atleast one, bath room and water closet shall be provided for the use of servants or drivers, for each block exceeding 25 Dwelling units.

(19) The space set apart and notified for formation of a new road or road widening or street alignment shall be transferred to the local body through a registered Gift Deed before actual issuance of Building Permit. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations. In such cases 'Transfer of Development Rights' (TDR) provisions of the rule 48 shall be applicable.

(20) 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 or 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 the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites are not weakened or damaged.

(21) Security Deposit.— The applicant (not being a Government department or agency) shall deposit a sum at the rate of 50% of the infrastructure and amenity charges in force per square metre of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Competent Authority; if not, it would be forfeited.

(22) Display Board.— (a) The details of the development for which planning permission is issued, shall be displayed in the site in the format as prescribed in Rule 10(7) of these regulations.

(b) The applicant not being a Government department or agency shall pay a sum of Rs. 10,000/- (Rupees ten thousand only) as earnest money non interest bearing refundable deposit and same should be utilized for the purpose of installing the display board as prescribed in Rule 10(8) on the site by Local body, in the event of the applicant not fulfilling the conditions stated in (a) above.

(c) If the applicant fulfills the conditions (a) above, the deposit shall be refunded after production of the completion certificate.

(23) In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure – IX shall be adhered to.

(24) Affordable Housing.— (a) Development for affordable housing projects with size of dwelling unit not exceeding 40 sq.m within Chennai Metropolitan Area and dwelling unit with size not exceeding 60 sq.m in the rest of state shall be regulated according to provisions stipulated above.

(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.

36. **Planning Parameters of Industries**.— The road width, FSI, Setbacks etc. for cottage industries, Green industries, Orange industries and Red industries shall be regulated according to the table below. The Detailed lists of these industries are given in Annexures V, VI, VII and VIII respectively.

Verified RealEstate

| Sl.No. | Description | Category of industries | | | |
|---|---|---|---|---|---|
| | | Cottage Industries | | Green & Orange industries | Red industries (Special & Hazardous) |
| A. | Minimum road width | 7m. | | 7m. | 7m. |
| B. | Maximum Height | 18.30m. | | 18.30m | 18.30m. |
| C. | Normally Permissible FSI | 1.50 | | 1.50 | 1.50 |
| D. | Minimum Setback | Where Street Alignment/new road is prescribed, it shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary. | | | |
| (i) | Front Setback | Abutting road width | Front Setback | 6.0m | 6.0m |
| | | less than 9m | 1.5m | | |
| | | 9m. to 18m. | 3.0m. | | |
| | | 18m. to 30.50m. | 4.5m | | |
| | | More than 30.5m. | 6.0m. | | |
| (ii) | Side Setback | 1.50m. | | 3.0m. | 6.0m. |
| (iii) | Rear Setback | Nil | | 2.0m. | 6.0m. |
| E. | Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the rule 28<br><br>In addition, incidental structures such as Gate pillars, servant room, watch man booth, cycle stand and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces. | | | | |
| F. | Parking spaces shall be provided within the site conforming to standards prescribed in the Annexure - IV. | | | | |
| G. | Rainwater harvesting provisions as prescribed in the Annexure - XXII. | | | | |
| H. | The reservation of Land for community recreational purposes such as park or play ground required in these regulations shall be as given in the rule 41. | | | | |

Note:

The maximum height of the building shall not exceed 18.30 metres provided water tanks, chimneys, Architectural features such as flag masts, gopurams, minarets, steeples and other ornamental structures which are not intended for human habitation may be permitted subject to a ceiling of 30.5 metres from ground level. In case total height exceeds, 30.50 m from Ground level necessary NOC from Airport Authority of India (AAI) shall be furnished.

Verified RedEstate ™

**37. Planning Parameters of Institutional Buildings**.— Including nursery schools, Primary schools and religious buildings with floor area exceeding 300 sq.m. Secondary schools, Colleges, Higher Educational, Technical & Research Institutions, Students hostels & Dormitories, Research Institutions, Broadcasting, Telecasting & Telecommunication centers, Government & Quasi Government Offices, and Institutions, Government Archives, Museums, Art galleries and Public libraries, Foreign Missions, Consulates and Embassies.

| Sl.No. | Description | Continuous Building Areas | Other areas |
|---|---|---|---|
| 1 | 2 | 3 | 4 |
| A. | Minimum road width | 7.20m | Minimum 7.2m for schools upto higher secondary level and industrial training institutes.<br><br>For others, min. 9 m |
| B. | Maximum Height | 18.30m. | |
| C. | Normally Permissible FSI | 2.0 | |
| D. | Minimum Setbacks | Where Street Alignment/new road is prescribed, it shall be from that street alignment/narrow line. In the case of others, it shall be from the property boundary. | |
| (i) | Front Setback | 6m | 6m |
| (ii) | Side Setback | Nil<br>For schools - 2m | 6m |
| (iii) | Rear Setback | Nil<br>For schools - 2m | 6m |
| E. | a) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the rule 28<br><br>b) In addition, Gate pillars, gopurams, and incidental structures (with height not exceeding 4m) such as servant room, cloak room, and watch man booth, cycle stand, Kitchen and toilets are permissible in these minimum prescribed setback spaces. | | |
| F. | Parking spaces shall be provided within the site conforming to standards prescribed in the Annexure - IV. | | |
| G. | Rainwater harvesting provisions as prescribed in the Annexure - XXII. | | |
| H. | The minimum width of corridor shall be as given in rule 42 | | |
| I. | Special regulations for physically disabled stated in the rule 43 shall be adhered to. | | |
| J. | The applicant not being a government department or agency shall deposit a sum at the rate of 50% of the infrastructure and amenity charges as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Competent Authority; if not, it would be forfeited. | | |
| K. | The reservation of Land for community recreational purposes such as park or play ground required in these regulations shall be as given in the rule 41. | | |

Verified © RealEstate ™

Note:

(i) In Continuous Building Area (CBA), there shall be atleast 1m wide internal passage from rear to front in ground level or ground floor, directly accessible to road.

(ii) In the case of schools, the development shall confirm to the additional safety standards stated in the Annexure - XV.

(iii) The maximum height of the building shall not exceed 18.30 metres provided water tanks, chimneys, Architectural features such as flag masts, gopurams, minarets, steeples and other ornamental structures which are not intended for human habitation may be permitted subject to a ceiling of 30.5 metres from ground level.

(iv) In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure – IX shall be adhered to.

**38. Planning Parameters of Transport Terminals.**—

| Sl.No | Description | All areas |
|---|---|---|
| A. | Minimum road width | 9 metres except for container terminals where it shall be 18m |
| B. | Maximum Height | 18.30m. |
| C. | Normally Permissible FSI | 1.00 |
| D. | Maximum Plot coverage | 75% |
| E. | Minimum Setbacks | Where Street Alignment/new road is prescribed, it shall be from that street alignment/narrow line. In the case of others, it shall be from the property boundary. |
| | (i) Front Setback | 6m |
| | (ii) Side Setback | 6m on either side |
| | (iii) Rear Setback | 6m |
| F. | a) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the rule 28<br>b) In additions, incidental structures such as gate pillars, servant room, watch man booth, cycle stand, kitchen and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces. | |
| G. | Parking: 10% of the extent of the site shall be reserved for parking in the part of site carved out in a regular shape preferably with frontage abutting the road. | |
| H. | Rainwater harvesting provisions as prescribed in the rule 63 .shall be provided. | |
| I. | Special regulations for physically disabled stated in the rule 43 shall be adhered to. | |

**39. Special rules for High Rise Buildings.**— (1) Areas set apart for High Rise building developments in Chennai Metropolitan Area are given in Annexure - XIX. In rest of the State, High Rise buildings are permissible except in areas specifically declared as prohibited area for construction of High Rise Buildings in the Master Plan or Detailed Development Plan or as may be declared by the local body in other areas with the

Verified RedEstate TM

approval of the Directorate of Town and Country Planning or Government from time to time.

(2) 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 than18 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 High Rise building may be permitted with limitations on maximum FSI of the building on a site abutting or gaining access from a public road of min. 12 m or 15 m in width, or gain access from public road not less than 12 m or 15 m in width through an exclusive passage of not less than 12 m or 15 m in width, subject to compliance of the planning parameters according to the table below

(3) The extent of the site, FSI, Set back etc. for High Rise Buildings shall be regulated according to the table below:

**TABLE**

| **Sl. No** | **Description** | **All Areas** | | |
|---|---|---|---|---|
| A. | Minimum Road width | 12m. | 15m. | 18m. |
| B. | Normally Permissible FSI | 2.0 | 2.5 | 3.25 |
| C. | Maximum Coverage | 50% | | |
| D. | Minimum set back all around | Height of the building above ground level | Minimum required setback space from the property boundary | |
| | | Upto 30m. | 7m. | |
| | | Above 30m. | For every increase in height of 6m or part thereof above 30m minimum extent of setback space to be left additionally shall be one meter subject to the maximum setback of 20m. | |
| E. | Spacing between blocks in case of more than one block of High Rise building | Height of the building above ground level | Minimum required spacing between blocks | |
| | | Upto 30m. | 7m. | |
| | | Above 30m. | For every increase in height of 6m. or par thereof above 30m. space to be left additionally shall be one metre subject to the maximum setback of 20m. | |

Explanation 1.—

(i) Road width means the road space as defined in clause (103) of rule 2. The qualifying road width for permitting High Rise buildings with more than 18.30m shall be available atleast for a prescribed length of 500m in the case of Chennai Metropolitan Area and other Municipal Corporations and 250m for the other areas 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.

Verified@RedEstate™

(ii) In the event of the road width being less than the qualifying width in certain portions then the total length of such portions shall not be more than 10% of the prescribed length. In such cases the average road width for the prescribed length shall be equal or above the qualifying width.

(iii) In the event of the sub-division for qualifying road not being incorporated in the Field Measurement Book sketch, in such cases road width certificate shall be obtained from the concerned Executive Authority of Local Body.

(iv) In the event of extent and dimension of the site between Patta and document the least extent of the site to be considered along with site dimension corresponding to the least extent.

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

Explanation 2.—

(i) In the event of more than one block with varying height in a site, the setback of each block shall be regulated in accordance with the height of the building.

(ii) FSI benefit shall be permitted for the land left for OSR, link road, street alignment or road widening wherever it is insisted upon by competent authority.

(iii) FSI benefit shall not be permitted for the land left for road widening to make the road as qualifying road for the proposed development.

(iv) FSI benefit for the OSR area in the approved sub-division shall be permitted in proportionate to the plot extent.

(4) (a) The space specified above shall be kept open to sky and free from any erection or projection such as sunshade or 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.

(b) A watchman or caretaker booth or Kiosk not exceeding 2.5m.x 2.5m. in size at each gate and not exceeding 3m. in height and open transformer yard shall be permitted in the set back space after leaving 7 metres clear set back from the main structure.

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

(5) 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 competent authority and conforming to standards prescribed in the Annexure - IV.

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

(7) 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 rule 42.

(8) 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.

Verified RedEstate

(b) In cases where more than one 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.

(c) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites are not weakened or damaged.

(d) The basement shall be permitted below the ground and beyond the building lines at ground level subject to a clear minimum front setback space of 4.5m and side and rear setback of 3m, subject to non habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads

(9) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in the rule 41.

(10) 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 2016 shall be fully conformed to and any breach thereof shall be deemed to be a breach of the requirements under these rules.

(b) Every High Rise Building erected shall be provided with

(i) lifts as prescribed in National Building Code of India, 2016;

(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 confirming to the rule 44.

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

(11) Fire safety, detection and extinguishing systems.— (i) 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.

(ii) 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.

(iii) 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, 2016 and to the satisfaction of the Director of Fire and Rescue Services by obtaining a no objection certificate from him.

(12) Security deposits.— The applicant not being a Government department or agency shall deposit a sum at the rate of 50% of the infrastructure and amenity charges in force per square metres of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by the competent authority, if not, it would be forfeited.

Verified RealEstate

(13) Display Board.— (a) The details of the development for which planning permission is issued, shall be displayed in the site in the format prescribed in Rule 10(7) of these regulations.

(b) The applicant not being a Government department or agency shall pay a sum of Rs. 10,000/- (Rupees ten thousand only) as earnest money noninterest bearing refundable deposit and same should be utilized for the purpose of installing the prescribed size board on the site by local body, in the event of the applicant not fulfilling the conditions stated in clause (a) above.

If the applicant fulfills the conditions in clause (a) above, the deposit shall be refunded after production of the completion certificate.

(14) In areas where sewage system provided by the Local body concerned is not available and

(a) Where number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself as per the designs approved by such other Technical agencies as Government may empaneled from time to time.

(b) where number of dwelling units is less than 50 nos. or 2500 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself .

(15) In residential or predominantly residential developments with dwelling units exceeding 100 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.

(16) In residential or predominantly residential developments, provision for atleast one, bath room and water closet shall be provided for the use of servants or drivers for each block exceeding 25 Dwelling units.

(17) 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 competent 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 Local body 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 rules.

(18) The space set apart and notified for formation of a new road or road widening or street alignment shall be transferred to 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 In such cases 'Transfer of Development Rights' (TDR) provisions of rule 48 are applicable.

(19) Rain water harvesting provisions as prescribed in rule 63 shall be provided.

(20) Solar energy capture provisions as prescribed in rule 44 shall be provided where applicable.

(21) Special regulations for physically disabled as prescribed in rule 43 shall be adhered to.

Verified RealEstate

(22) In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure – IX shall be adhered to.

(23) Affordable Housing.— Development for affordable housing projects with size of dwelling unit not exceeding 40 sq.m within Chennai Metropolitan Area and dwelling unit with size not exceeding 60 sq.m in the rest of state shall be regulated according to provisions stipulated above.

(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.

**40. Information Technology developments availing additional FSI benefits**.— The development of land and building for the purpose of development of Information Technology Park, Software and its associated, Computer technology, Bio-Informatics units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concessions 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 arrangements to the satisfaction of the Local body.

(2) **Activities:** Manufacture of hardware, development of software and its associated computer - communication technology applications, bio-informatics units including offices, conference halls and projection theatres connected there with, 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.

(3) **Road width:** The proposed development shall either abut on a public road of not less than 18 metres in width or gain access from a passage of not less than 18 metres width which connects to a public road of not less than 18 metres width.

(4) **Floor Space Index:**

(a) Normally permissible FSI is allowable according to the development.

(b) Premium FSI charges shall not be levied for additional FSI upto 0.5 for High Rise Developments.

(c) Premium FSI charges are applicable for Premium FSI achieved over and above 0.5 for High Rise Developments

(5) **Caution Deposit:**

(a) Caution Deposit to be made by the applicant not being a Government department or agency before issue of Planning Permission shall be 10% of the guideline value of the land or 20% of the Guideline Value of the land area equal to which the additional floor area is availed, whichever is higher. The caution deposit is acceptable in the form of an irrevocable Bank Guarantee issued in the format prescribed, in favour of the Competent Authority from any scheduled bank

(b) The Bank Guarantee shall be kept alive till a final decision is taken by the Competent Authority.

(c) The Bank Guarantee towards caution deposit is returnable after a period of five years, from complete occupation and commencement of commercial operation subject to confirmation by a certificate from the appropriate authority (ELCOT)

Verified RealEstate

certifying that the building is put into continuous use for Information Technology (IT) parks or Bio Informatics units for the said five years.

(d) If the building is utilised for any other purpose during this period and the occupancy confirmation certificate from the appropriate authority (ELCOT) is not furnished, the Bank Guarantee shall be invoked and the caution deposit shall be forfeited by transferring the same to the Competent Authority's account.

(e) The caution deposit referred to above shall be different from, and over and above the security deposit to be paid in the normal course of issue of Building Permit.

(f) The decision of the Competent Authority is final in the invocation or release of Bank Guarantee.

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

**41. Reservation of land for community recreational purposes in developments**.— (1) The reservation of land for community recreational purposes such as park or play ground shall be as given below at ground level in a shape and location abutting a public road to be specified by the Competent Authority:

| **Extent of site** | | **Reservation** |
|---|---|---|
| (a) | For the first 3,000 square metres | Nil |
| (b) | Between 3,000 square metres and 10,000 square metres | 10% of the area excluding roads or in the alternative he shall pay the Guideline value of the equivalent land excluding the first 3000 sq.m. as per the valuation of the Registration Department. . No such area reserved shall measure less than 100 square meters with a minimum width of 10 meters. Such area to be reserved shall not be more than 2 parcels.<br>The space so reserved shall be transferred to the Local body, free of cost, through a registered gift deed. In cases of residential developments, the local body concerned may permit the Residents Association or Flat Owner's Association for maintaining such reserved space as park or playground. |
| (c) | Above 10,000 square metres | Ten per cent of the area excluding road with a minimum width of 10 meters. and such area to be reserved shall not be less than 500 square meters and this space shall be transferred to the local body designated by it, free of cost, through a gift deed. It is obligatory to reserve and hand over the space and no charge in lieu can be accepted in case of new developments or redevelopments. |

Explanation.—

(i) The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the local body is not required. However the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.

(ii) The plot area including the area reserved for community recreational purposes shall be considered even when there is change of ownership to determine the plot extent.

Verified RealEstate ™

(2) The site so reserved shall be exclusive of the set back spaces and spacing between blocks prescribed in these rules, and shall be free from any construction or structure.

(3) For the purpose of this regulation, existing development is defined as one where the extent of ground area covered by structures already existing prior to application for Building Permit is 25 per cent and above of the total site area.

(4) In case of additions to existing developments, where it is difficult to leave the 10 per cent area as open space for community recreational purposes, the Executive Authority of local body reserves the right to collect the guideline value of equivalent land in lieu of the land to be reserved. However, if on a future date, the applicant wants to demolish the existing structures and raise new structures on the site in question, the community recreational space as per the rule shall be reserved.

(5) In the case of developments of Government departments or agencies, the Executive Authority of local body reserves the right to enforce the maintenance of such reserved lands by the department or agency to the satisfaction of the Local Body or order the department or agency to transfer the land to the local body free of cost.

(6) Structures for watchman's booth, gardener's instrument room, public toilet and police booth for the purpose of maintenance and toilets may be permitted with total floor area not exceeding 5 percent of the total OSR area in one place.

(7) Public parking lot may be permitted in basement below the OSR.

(8) Rain water harvesting water tanks and STP may be permitted below the OSR.

**42. Corridor / Verandah Width**.— The minimum width of corridor or verandah within buildings shall be as given below.

| **Sl. No.** | **Building use or type** | **Minimum width of corridor or verandah** |
|---|---|---|
| (i) | Residential buildings | 1.0 m |
| (ii) | Assembly buildings such as Auditoriums, Kalyanamandapams, cinema theatres, Religious buildings, temples, mosques or churches and other buildings of public assembly | 2.0 m |
| (iii) | Institutional buildings | |
| a) | Government offices | 2.0 m |
| b) | Hospitals | 2.4 m |
| c) | Educational Buildings such a schools, colleges, Research Institutions | 2.0 m |
| d) | Commercial buildings such as private offices, Nursing Homes, etc. | 2.0 m |
| e) | All other buildings including hotels | 1.5m |

**43. Provisions for differently abled, elderly and children**.— In order to provide barrier free environment in the buildings and premises used by public the following should be provided. These regulations shall be applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business,

Verified RealEstate TM

mercantile buildings and group housing constructed on plots having an area of more than 2000 sq.m. It shall not apply to private residential buildings.

(a) **Types of buildings to adopt barrier free guidelines**

(i) **Buildings to be designed for Ambulant Disabled People:**

Higher Secondary School, Conference Hall, Dance Halls, Youth Centers, Youth Clubs, Sport Centers, Sport Pavilions, Boat Club Houses, Ice Rinks, Bowling Centers, Swimming Pools, Police Stations, Law Courts, Courts Houses, Sport Stadiums, Theaters, Concert Halls, Cinemas, Auditoria, Small Offices (the maximum plinth area 1400 sq.mt) Snack Bars, Cafes and banqueting rooms (for capacity above 50 dinners).

Note:

(a) In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair)

(b) @ 1:1000 up to 10,000 spectators and @ 1:2000 for spectators above 10,000.

(c) In Theaters, Concert Halls, Cinemas and Auditoria provisions shall be made for non-ambulant spectators (Small Wheel Chairs) @ 1/250 up to 1000 spectators and 1/500 for spectators above 1000.

(ii) **Buildings to be designed for Non-Ambulant Disabled People:**

Schools for differently abled and other buildings such as Residential building, Educational building, Institutional building, Assembly building, Business building, Mercantile building, Industrial building, Storage building, Hazardous building, Mixed Land use buildings, Wholesale Establishment and along with Botanical Gardens, Religious Buildings, Elderly People Clubs, Village Halls, Day Centers, Junior Training Centers, Post Offices, Banks, Dispensaries, Railway Stations, Shops, Super Markets, and Departmental Stores.

Note:

Large wheel chair criteria shall be applicable on ground floors of the following building, post offices, banks, dispensaries, railway station, shops, supermarkets, and departmental stores.

(iii) **Buildings to be designed for Non-Ambulant People (using small wheel chairs)**

Public lavatories in Tourist Sports, Clubs, Motels, Professional and Scientific Institution, Museum, Art Galleries, Public Libraries, Laborites, Universities, College for further Education, Teachers Training Colleges, Technical College, Exhibition Halls Dentist Surgeries, Administrative Department of the Hospitals, Service Stations, Car Parking,

Buildings Airports Terminals, Bus Terminals, Factories.

Employing differently-abled for sedentary works, Large Offices, with plinth area abode 1400 sq.mt., Tax Offices, Passport Offices, Pension Offices, and Labour Offices, Cafes, Banqueting Rooms and Snack Bars (For capacity above 100 dinners.

(b) **Site development:**

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

Access Path / Walk Way

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made

Verified by RealEstate™

suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred “o as "guiding floor material". Finishes shall have a non- slip surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

(c) **Parking:**

For parking of vehicles of differently-abled people, the following provisions shall apply:

(i) Surface parking for two car spaces shall be provided near entrance for the physically differently-abled persons with maximum travel distance of 30m. from building entrance.

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

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

(iv) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

(d) **Building requirements**

The specified facilities in buildings for persons shall be as follows:

(i) **Approach to plinth level:**

Every building should have at least one entrance accessible to the differently abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

(ii) **Ramped Approach:**

Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

(iii) **Stepped Approach:**

For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

(iv) **Exit/Entrance Door:**

Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

(v) **Entrance Landing:**

Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material

Verified RedEstate ™

or the material that emits different sound to guide visually impaired persons. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

(vi) **Corridor connecting the entrance/ exit for the differently abled:**

The corridor connecting the entrance / exit for differently abled leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

(a) Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.

(b) The minimum width shall be 1500mm.

(c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.

(d) Handrails shall be provided for ramps/slope ways.

(vii) **Stair-ways:**

One of the stair–ways - near the entrance / exit for the differently abled shall have the following provisions:

(a) The minimum width shall be 1350 mm.

(b) Height of the riser shall not be more than 150 mm and width of the tread 300mm.

(c) The steps shall not have abrupt (square) nosing.

(d) Maximum number of risers on a flight shall be limited to 12.

(e) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

(viii) **Lifts:**

Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 person's capacity of NBC 2005, BIS. Section 4.9.3 Table no1- Desirable Lift size

Clear internal width 1100 mm Clear internal depth 2000 mm Entrance door width 900 mm

(a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.

(b) The lift lobby shall be of an inside measurement of 1800 mm x 2000 mm or more.

(c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.

(d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance or exit is either open or closed.

(e) Graphic or Braille signage, as per the Harmonized Guidelines, shall be provided in the lift lobby.

Verified RedEstate

(ix) **Toilets:**

One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for the differently abled.

(a) The minimum size shall be 1500 mm x 1750 mm.

(b) Minimum clear opening of the door shall be 900mm and the door shall swing out.

(c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.

(d) The W.C. seat shall be 500mm from the floor.

(x) **Proper signage:**

(a) Appropriate identification of specific facilities within a building for the differently abled persons should be done with proper signals.

(b) Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high).

(c) For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely.

(d) To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.

(e) Public Address System may also be provided in busy public areas.

(f) The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours.

(g) International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

**44. Solar Energy Capture**.— **(1) Solar water heating system,-** (a) Fitment of solar assisted water heating system –the requirements for fitment of solar assisted water heating system in buildings shall be in accordance with the following regulations.

(i) **If the building is a High Rise Building**

(ii) **If the building** is intended to be used as:-

(a) hospitals and nursing homes; exceeding 150 Square metres in floor area

(b) hotels, lodges and guest houses; exceeding 150 square metres in floor area

(c) hostels of Schools, Colleges, Training Centres;

(d) barracks of arms forces, paramilitary forces and police;

(e) individual residential buildings having more than 150 sq.m. plinth area

(f) functional buildings of railway stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units;

Verified by RealEstate™

(g) community centres, banquet halls, Kalyana Mandapams and buildings for similar use; exceeding 200 square metres in floor area

(h) Industries wherein hot water is required for processing and

(i) Government buildings or quasi –government buildings wherein electric Geyser is used.

In which there is a system or installation for supply hot water, a provision shall be made for an auxiliary solar assisted water heating system.

(b) The Executive Authority of Local Body before issuing Building permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the rooftop to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 kilogram per square meter. All new buildings shall have solar assisted water heating system installed before they are utilized for business or other activity.

(c) In the existing building, solar assisted water heating system shall be installed at the time of change of use to any of the categories of building mentioned in item 1 above, provided there is a system or installation for supplying hot water therein.

(d) The capacity of solar water assisted heating system to be installed on the building of different categories mentioned in item 1 above shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than twenty five litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 per cent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agencies from time to time.

(e) Installation of solar assisted water heating system shall conform to Bureau of Indian Standards specification Indian Standard 12933. The Technical specifications of solar water heating system shall conform to the specifications defined by Ministry of New and Renewable Energy, Government of India from time to time. The solar collectors used in the solar assisted water heating system shall have the Bureau of Indian Standards Certification mark.

(f) Wherever hot water requirement is continuous in any building, auxiliary back up arrangement shall be provided.

(2) **Erection of solar photo voltaic panels**.-

Installation of Solar Energy System is mandatory in all buildings in the category of High Rise Buildings and Non High Rise Buildings exceeding 16 dwelling units and 300 sq.m of commercial building, Accordingly

(a) Minimum terrace area to be reserved for erecting solar photo voltaic panels shall be 1/3rd of total terrae area.

(b) The space required for erecting solar photo voltaic panels is about 10sq.m. for generating 1 KW of electricity.

(c) The electricity generated from solar photo voltaic system so erected will be used for common electricity requirements like staircase lights, setback lights, lifts, pumps and non-floor space index areas, etc.

(d) Net metering guidelines of Tamil Nadu Energy Regulatory Commission shall apply to all such installation of solar photo voltaic system.

(e) The competent authority shall monitor the actual erection and give completion certification to the said buildings only after the erection of solar photo voltaic panels.

Verified © RealEstate™

The Tamil Nadu Generation and Distribution Corporation Limited will give service connection of Net metering only after the completion certificate is issued.

**45. Wind Electricity Generator**.— (1) The development of Wind Electricity Generator (WEG) shall be regulated as follows

(a) Wind Electricity Generator (WEG) shall be permitted in all land use zones.

(b) The minimum required land size shall be not less than 150m x 150m

(c) The minimum width of public road or uninterrupted access way / passage shall be not less than 7mtrs.

(d) The reservation of land for community recreational purposes shall not be insisted for development of Wind Electricity Generator (WEG).

(e) Subdivision rules shall not be applicable

(2) The development, installation, erection and operation of Wind Electricity Generator (WEG) for the purpose of generation of electricity is required to be certified by the competent authorities. For the purpose of obtaining planning permission or building permit for installation of WEG, the applicant who should be the owner of the land or leaseholder or power of attorney holder who has right over the land to install the WEG, shall submit an application, in the Forms in Schedule I under this rule, to the competent authority.

(3) For the purposes of this rule, Wind Electricity Generator means the equipment used for converting wind energy to electricity including the medium voltage unit transformer by whatever name called including windmill, wind turbine generator or wind electric converter as approved for used by the Ministry of New and Renewable Energy, Government of India and included in its Revised List of Models and Manufacturers.

Explanation: Wind Electricity Generator shall not fall within the definition of 'Building' as defined under clause of (15) of rule 2 of these rules.

(4) The applicant shall submit to the designated officer of the competent authority an application in the Form prescribed under Schedule I along with the documents or information as detailed in Schedule II.

(5) Notwithstanding the other provisions of these Rules, the applicant shall be entitled to planning permission or building permit pursuant to application under Regulation 3, upon obtaining and submitting to the competent authority the following approvals or certifications from the appropriate statutory authority(ies) for the relevant WEG:-

(a) Chief Electrical Inspector to Government (CEIG), Approval under the Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations, 2010.

(b) Location Clearance Approval or Noted for Record, as applicable, issued by Tamil Nadu Generation and Distribution Corporation (TANGEDCO).

(c) No Objection Certificate issued by the Civil Aviation and Defence Authorities concerned, as applicable for WEG height clearance.

Verified Realestate ™

**Schedule I**

**Form**

**Application for Planning Permission/Building Permit for installation of Wind Electricity Generator**

From

.....

**To**

The Competent Authority

---

1. I/We hereby apply for permission for installation of Wind Electricity Generator

2. I/We have absolute right over the land applied for and have not made any encroachment on any government land.

3. I/We shall fulfill my duties and responsibility in accordance with the provisions of the Development Rules.

Signature of the applicant

Date:

(continued)

1. Applicant's name

2. Postal Address for correspondence
   Telephone number for communication:

3. Applicant's right over the land to make the proposed development (documentary evidence to be enclosed)

4. Development site address

5. Present use of the land and [Please give details of each use]

6. Whether all the documents required to be enclosed with the application as per the Schedule II have been enclosed

Signature of the applicant

Date:

Verified RedEstate ™

**Schedule II**

Details to be submitted

1) Details of the Applicant

2) Details for the Project

   I. Location

      a) SF No.

      b) Land extent

      c) Revenue village

      d) Taluk

      e) District

   II. Grid interface arrangement

   III. Expected date of commissioning

   IV. Grid connection

   V. Nearest sub-station of Central Transmission Utility / State Transmission Utility

3) Protection arrangement

   I. Details of protection provided at the Wind Electricity Generator

   II. Details of protection provided at the transformer on the LV side

   III. Details of protection provided at the transformer on the HT side

   IV. Details of lighting protection

   V. Details of Earthing arrangement

4) Details of Wind Electricity Generator

   I. Rated capacity of the WEG proposed

   II. Make of the WEG

   III. Type approval

   IV. Blade length

   V. Hub height

   VI. Types of Tower (metal/concrete)

   VII. Tower height

   VIII. Whether elevator included

   IX. Type of Foundation

   X. Total comprehensive stress

Verified RealEstate ™

**46. Electrical Transformer Rooms**.— Electrical rooms in Non High Rise Buildings and High Rise Building developments shall conform to the following:

(1) Tamil Nadu Electricity Board- Tamil Nadu Generation and Distribution Corporation (TANGEDCO) Standards:-

(a) Indoor space required within the premises for installing floor mounted distribution transformer and associated switchgear.

(i) 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 buildings or outside the buildings and within the premises of the 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.

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

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

(iv) 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 metres with locking facility.

(v) 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.

(vi) 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 walls shutters. The flooring shall slope towards the cable duct. The cabled duct shall be covered with RCC slabs of thickness not less than 75 mm. (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.

(b) 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.

(2) 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.

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

(v) 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 '

Verified PadiEstate™

(vi) If in the basement, the transformers shall be adequately protected against fire by a high velocity water spray or a CO2 flooder of suitable capacity, depending upon the size of the transformer.

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

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

(ix) DCP or CO2 portable fire extinguishers of a minimum capacity of 10 kg. shall be kept near the doorway housing the transformer.

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

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

(xii) The room shall have emergency and automatic lighting with independent power supply.

**47. Layout and sub-division Rules.—** (1) This rules seeks to ensure access to plots by way of roads and private passages, creating hierarchy of roads depending on the road length and intensity of developments in the area and also to provide adequate linkages to the existing roads and further to provide proper circulation pattern in the area, providing required recreational spaces such as parks or playgrounds, and providing spaces for common amenities such as schools, post and telegraph offices, fire stations, police stations etc.

(a) The minimum width of the public street or road on which the site abuts or gains access shall be 7.2m. for residential layout developments and 9m. for industrial layout developments. For subdivisions the minimum width of the passage or public streets or road on which the site abuts or gains access shall be as required for different uses and types of developments.

(b) The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

(2) When layout site abuts a National or State Highway or Bye Pass Road, a Service Road of having a minimum width of 7 m shall be provided which shall include 1m wide median having width of 0.5m to 1.0m and to a height of 0.30m to 0.45m separating the main road from the service road. There would not be any necessity to obtain an NoC from the National or State Highway authorities for any such layout development.

(3) The width of the streets or roads and passages in the layouts or subdivisions or amalgamations shall conform to the minimum requirements given below:

(a) **Residential developments**.—

| **Description**<br>(1) | **Minimum width**<br>(2) | **Remarks**<br>(3) |
|---|---|---|
| **A. Passage** | | |
| (i) In Economically Weaker Section areas and continuous building areas:<br>a) For single plot<br>b) For two to four plots | 1.0 metre<br>1.5 metre | The passage will remain private |

| | | |
|---|---|---|
| (ii) When it is intended to serve upto two plots and length of the passage does not exceed 40 metres. | 3.0 metres | The passage will remain private |
| (iii) When it is intended to serve up to four plots and length of the passage does not exceed 80 metres. | 3.6 metres | -Do- |
| (iv) When it is intended to serve up to ten plots and length of the passage does not exceed 100 metres. | 4.8 metres | -Do- |
| **B. Streets and Roads** | | |
| (i) Streets of length does not exceeds 120 metres | 7.2 metres | All streets shall become public |
| (ii) Streets of length more than 120 meters but below 240 metres | 10.0 metres | All streets shall become public |
| (iii) Roads of length more than 240 metres but below 400 metres | 12.0 metres | All streets shall become public |
| (iv) Roads of length between 400 metres to 1,000 metres | 18.0 metres | All streets shall become public |
| (v) Roads of length more than 1000 metres | 24.0 metres | All streets shall become public |

Note

(1) In case of layout the minimum extent of plot shall be 32 sq.mts. for EWS and 72 sq.mts. for other category of plots.

(2) Minimum width of the road within a layout that is extendable to the adjacent land parcels shall not be less than 9 m in width.

(b) **Industrial Development**

| **Description** (1) | **Minimum width of passage** (2) | **Remarks** (3) |
|---|---|---|
| (1) When it is intended to serve only one plot and length of the passage does not exceed 100 metres | 5.0 metres | The passage will remain private |
| (2) When it is intended to serve two to five plots and the length of the passage does not exceed 120 metres | 7.2 metres | The passage will remain private |
| (3) When it is intended to serve more than 5 plots | 12.0 metres | The street shall become public. |

Note:

Not withstanding anything contained above the competent authority reserves the right to revise layouts proposed by the applicant and applied for sanction in order to provide for better or adequate linkages and proper circulation pattern considering local conditions etc.

Verified RealEstate ™

(4) Cul-de-sacs can be provided when their length do not exceed 60 metres. At the closed end, they shall be provided with a turnaround area of 9m. x 9m. or provisions for reversing cars satisfying standards.

(5) Splay: -

A splay at the intersection of two or more streets or roads shall be provided subject to the minimum dimensions given below:

| Sl. No | When the narrower road is of width | Min. splay |
|---|---|---|
| 1 | Upto 9.0m. | 1.5m. x 1.5m. |
| 2 | More than 9.0m. Upto 12m | 3.0m. x 3.0m. |
| 3 | More than 12m. Upto 30.5m | 4.5m. x 4.5m. |
| 4 | More than 30.5m. | 6.0m. x 6.0m. |

(6) Reservation of land for recreational purposes in a layout or sub-division for residential, commercial, industrial or combination of these uses shall be as follows.

| Extent of layout<br>(1) | Reservation<br>(2) |
|---|---|
| For the first 3000 square metres | Nil |
| Between 3000 square metres and 10,000 square metres | 10 per cent of the area excluding roads or in the alternative he shall pay the guideline value of equivalent land and excluding the first 3000 square metres as per the valuation of the registration department. "No such area reserved shall measures less than 100 square metres with a minimum dimension of 10 metres." |
| Above 10,000 square metres | 10 per cent of the area excluding roads. It is obligatory to make the reservation and no equivalent land cost in lieu of the same is acceptable. |

(a) The land for community recreational purposes shall be restricted to ground level, in a shape and location to be specified by the competent authority. The land so reserved shall be free from any construction by the layout owner or developer.

(b) The building and use of land shall conform to the conditions that may be imposed while sanctioning the layout. The space set apart for commercial, institutional, industrial or other uses shall be used only for the purpose set apart. However conversion of the use of these non-residential use sites can be considered and decided on its merits when it is proved by the developer that demand for the same does not exist.

(c) Structures for watchman's booth, gardener's instrument room, public toilet and police booth for the purpose of maintenance and toilets may be permitted with total floor area not exceeding 5 percent the total OSR area in one place.

(d) Public Parking lot may be permitted in basement below the OSR.

(e) Rain water harvesting water tanks and STP may be permitted below the OSR.

(7) (a) The space set apart for roads (except those which may remain private) and the 10% area reserved for recreational purposes shall be transferred to the Local

Verified RedEstate ™

Body free of cost through a registered gift deed before the actual sanction of the layout. The exact mode of conveyance should be consistent with the relevant enactment and regulations.

(b) In cases of industrial estates developed by Government department or agencies, the competent authority reserves the right to allow them to retain the spaces set apart for roads and the recreational spaces as parks or play grounds and maintain them for the purposes to the satisfaction of the competent authority.

(c) The competent authority reserves the right to reserve space for recessed bus stops as part of the road space in the layouts exceeding 2 hectares, where found necessary on public interest and this part of the road space also be transferred free of cost as stated in the clause (a) above.

(8) One per cent of layout area excluding roads, additionally, shall be reserved for "Public Purpose" in all layouts. Within the above ceiling 0.5% of area shall be transferred to the Local Body and 0.5% of area shall be transferred to the TANGEDCO free of cost through a registered gift deed before the actual sanction of the layout.

(9) In cases where the extent of the residential layout exceeds 10,000 sq.m. ( 1 hectare) ten per cent of layout area (excluding roads) shall be developed as EWS plots and the owner or developer or promoter shall sell these plot only for this purpose. No conversion or amalgamation shall be permissible in these cases of EWS plots at any point of time.

(10) When the area of land proposed for subdivisions is 20 hectares or more the competent authority may reserve at least 3 percent of the total area for commercial purposes.

(11) The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the concerned authority, namely, the local body and Tamil Nadu Electricity Board, shall be borne by the applicant.

(12) Not withstanding anything stated above, layouts for EWS housing, site and services schemes, and Slum improvement may be approved subject to certain conditions as may be stipulated by the Competent Authority.

**48. Transferable Development Rights**.— (1) In certain circumstances, the development potential of the whole or a part of the plot or site may be separated from the land itself and may be made available to the land owner in the form of Transferable Development Rights (TDR) excepting in the case of existing or retention users, or any compulsory reservation of space for public purpose or recreational use or EWS or social housing etc. in the cases of subdivisions or layouts or Non High Rise Buildings or or High Rise Buildings or such other developments prescribed in these rules.

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

(i) any road widening or new road formation as proposed and notified by the local body or the Government department or agency

(ii) any traffic and transport infrastructure development such as bus stops or Bus stands, metro rail, Bus Rapid Transits System etc.

Verified RedEstate

(iii) any other 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 based on the provisions prescribed by the Government from time to time.

**49. Premium FSI**.—The Premium FSI over and above the normally permissible FSI relating the same to road width parameter may be allowed as follows:

| Sl.No. | **Road Width** | **Premium FSI (% of normally allowable FSI)** |
|---|---|---|
| 1. | 18.0 m and above | 50% |
| 2. | 12.0 m - below 18.0 m | 40% |
| **3.** | 9.0 m - below 12.0 m | 30% |

Rates applicable for computation of Premium FSI charges :

The Premium FSI charges shall be collected at the rate of 50% of Guideline value for the excess FSI area over and above normally permissible FSI area for Non High Rise Building and at the rate of 40% of Guideline value for the excess FSI area over and above normally permissible FSI area for High Rise Building. In case of multiple survey numbers for a site the maximum Guideline value shall be considered.

**50. Repeal and Savings**.— Anything done or any action taken including action against unauthorized or deviated constructions, shall be deemed to have been done or taken with reference to the corresponding provisions of these rulesand continue in force accordingly, unless and until superseded by anything done or any action taken with reference to theserules.

Provided that the action against unauthorized/deviated developments with reference Master Plans taken by the competent authority or person to whom the Authority had delegated powers, immediately before commencement of these regulations may be continued irrespective of whether the unauthorized/deviated development is in conformity with the Master Plan DR or not, as if this Development Regulations have not come into force, till the unapproved/deviated development is demolished or got regularised on its merits with reference to these Development Regulations.

## PART VII

## Building Rules

**51. Structural Safety**.— (1) In the cases of Non High Rise buildings with height upto 12m., industrial or institutional buildings upto G+1 floors in height and with floor area both existing and proposed not exceeding 300 sq.m. the provisions in this part of the rules relating to structural design, submission of working drawings or structural drawings, etc. shall not apply except that all such applications and plans for these developments shall be signed by the owner or Registered Developer, and the Registered Engineer or Architect who prepared the plan and further the Registered Engineer or Architect shall certify that the structural design of the small development has been done as per the latest Indian standard Specifications and the National Building Code.

(2) **Structural design**.— The structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section – 1 Loads, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5

Verified © RealEstate™

Concrete and Section – 6 Steel of National Building Code of India, taking into consideration the Indian Standards as given in the Annexure - XI

(3) **Structural Design Basis Report [SDBR]** .— Drawings and Documents to be submitted for approval of appropriate authorities shall include SDBR. In compliance of the design with the Indian Standard the Registered Structural Engineer on Record shall submit a structural design basis report in Form 1 in Annexure - XIV.

(4) **Review of Structural Design**.—The competent authority for issue of Building permit in case of Village Panchayats, if necessary, shall constitute a Structural Design Review Panel (SDRP) consisting of senior SERs whose task will be to review and certify the design prepared by SER for all High Rise buildings and in cases of other developments whenever referred by the competent authority excluding for Non High Rise buildings with height upto 12m.

(5) **Certification Regarding Structural Safety in Design**.— The Registered Structural Engineer on Record (SER) shall give a certificate of structural safety of design as per Proforma given in Form8 in Annexure - XIV at the time of completion and structural inspection report as per proforma given in Form 9 at different stages of construction.

(6) **Constructional Safety**.— (a) All construction except Non High Rise buildings with height upto 12m. shall be carried out under supervision of the Registered Construction Engineer on Record (CER)

(b) CER shall give a certificate of structural safety of construction while submitting the progress report as per proforma given in Form 3 and 4 in Annexure - XIV at the different stages of construction and at the time of completion as per proforma given in Form 7 in Annexure - XIV.

(7) **Quality Control and Inspection**.— (a) All High rise building construction with more than 18.30m. in height shall be carried out under quality inspection program prepared and implemented under the the Registered Quality Auditor on Record (QAR).

(b) The Registered Quality Auditor on Record (QAR) shall give a certificate of quality control as per proforma given in Form10 in Annexure - XIV .

(c) Quality Inspection Programme to be carried on the site shall be worked out by QAR in consultation with the owner, builder, CER.

(8) **Protective Measures in Natural Hazard Prone Areas**.— In natural hazard prone areas, structures, buildings and installations, which cannot be avoided, such constructions or developments should be properly safeguarded by taking protective measures as recommended in Annexure - XII

(9) **Maintenance of buildings in seismic Zone-III**.— In case of High rise buildings and buildings for public assembly older than fifty years, it shall be the duty of the owner of a building, to get his building inspected by a Registered Structural Engineer (RSE) within a year from the date of coming into force of these rules. The Structural Inspection Report in Form 9 in Annexure - XIV shall be produced by the Owner to the competent authority. If any action, for ensuring the structural safety and stability of the building is to be taken, as recommended by SER, it shall be completed within five years. For other buildings less than fifty years old, the owner shall get his building inspected after the age of building has crossed fifty years. The procedure shall be followed as per above rule.

(b) **Seismic Strengthening or Retrofitting**.—Prior to seismic strengtheningor retrofitting of any existing structure, evaluation of the existing structure as regards structural vulnerability in the specified windor seismic hazard zone shall be carried out by a Registered Structural Engineer. If as per the

evaluation of the Registered Structural Engineer the seismic resistance is assessed to be less than the specified minimum seismic resistance as given in the "note" below, action should be initiated to carry out the upgrading of the seismic resistance of the building as per applicable standard guidelines.

Note:

(i) for masonry buildings reference is to be made to IS: 4326 and IS: 13935 and

(ii) for concrete buildings and structures reference to be made to IS code on evaluation and seismic strengthening for retrofitting of RCC buildings under preparation at present.

**52. Requirements of parts of buildings**.— **(1) Plinth**.— (a) Main buildings: The plinth or any part of a building or out house shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall be not less than 45 cm from the surrounding ground level. However in flood prone areas, plinth shall be above the maximum flood level notified by the concerned authority.

(b) Interior court yards and covered parking areas shall be raised at least 15 cm above the determining ground level and shall be satisfactorily drained.

(2) **Walls** .— (a) The outer walls of a building shall be constructed of bricks or stone or other incombustible material.

(b) All walls of a building must be properly bonded.

(c) Damp-Proof

(i) Every wall and pier of the building except when built on materials such as steel or reinforced cement concrete shall be provided with a damp-proof course.

(ii) Damp-proof course shall be laid at a level not higher than the lowest part of underside of the construction of the ground floor and shall extend to the full width and extent of such walls or piers. It shall be at least two centimeters thick. Where the damp-proof course is provided below the plinth level, vertical damp-proof course shall be provided between the floor and the inside of the plinth.

(3) **Paving materials**.— In the case of every building intended to be used for human habitation, every part of each floor of such building, including every passage and airy verandah therein, every lavatory, urinal, washing or bathing place included in it, shall be laid or paved with stone or non-absorbent tiles laid in cement or other durable material, impervious to moisture.

(4) **Structural metal**.— shall not be used for conducting electrical or service currents:

Provided that such metal may be used as part of a sufficient and properly earthed apparatus for protection of the building against damage by lightening.

(5) **Habitable rooms**.— (a) Height: The height of all rooms for human habitation shall not be less than 2.75m measured from the surface of the floor to the lowest point of the ceiling bottom of slab. In the case of pitched roof, the average height of rooms shall not be less than 2.75m. The minimum clear head room under a beam, folded plates or eaves shall be 2.4m. In the case of air conditioned rooms, a height of not less than 2.5m measured from the surface of the floor to the lowest point of air conditioning duct or the false ceiling shall be provided.

Verified RediEstate™

(b) Size: The area of habitable room shall not be less than 7.5sq.m with a minimum width of 2.4m. Pooja room, or store room shall not be taken as a habitable room]

(6) **Kitchen**.— (a) Height: The height of a kitchen measured from the surface of the floor to the lowest point of the ceiling (bottom slab) shall not be less than 2.75m, except for the portion to accommodate floor trap of the upper floor.

(b) Size: The area of a kitchen where separate dining area is provided shall be not less than 5.0 sq.m. with a minimum width of 1.8m. where there is a separate store, the area of the kitchen may be reduced to 4.5sq.m. A kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1m.

(c) Other requirements: Every room to be used as kitchen shall have:

(i) Unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly are through a sink to a grated and trapped connection to the waste pipe;

(ii) an impermeable floor;

(iii) a flue, if found necessary; and

(iv) a window or ventilator or opening.

(7) **Bathrooms and Water closets**.— (a) Height: The height of a bathroom or water closets measured from the surface of the floor to the lowest point in the ceiling bottom of slab shall not be less than 2.1m.

(b) Size: The area of a bath room shall not be less than 1.4 sq.m. with a minimum width of 1.0m. The floor area of water closet shall be 1.0 sq.m. with a minimum width of 0.9m. If bath and water closet are combined, its floor area shall not be less than 2.4sq.m. with a minimum width of 1.2m.

(c) Other requirements: Every bath room or water closet shall:

(i) be so situated that at least one of its walls shall open to external air;

(ii) not be directly over or under any room other than another water closet,

(iii) washing place, bath or terrace, unless it has a water-tight floor;

(iv) be enclosed by walls or partitions and the surface of every such wall or

partitions shall be finished with a smooth impervious material to a height of not less than 1m above the floor of such a room;

(v) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards varandah or any other room; and

have a window or ventilator, opening to a shaft or open space, of area not less than 0.3 sq.m.

(vi) the door of the water closet or bath not to be directly opened to a kitchen

(8) **Mezzanine Floor**.— (a) Height - It shall have a minimum height of 2.2 m.

(b) Size- The minimum size of the mezzanine floor, if it is to be used as a living room shall not be less than 9.5 sq.m.. The aggregate area of such mezzanine floor in a building shall in no case exceed 1/2nd the plinth area of the building.

Verified RealEstate ™

(c) Other Requirements - A mezzanine floor may be permitted over a room or a compartment provided:

(i) it conform to the standard of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 sq.m. or more;

(ii) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;

(iii) such mezzanine floor is not sub-divided into smaller compartments;

(iv) such mezzanine floor or any part of it shall not be used as a kitchen; and

(v) in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments.

(9) **Store room**.— Height: The height of a storeroom shall be not less than 2.2m.

Size: The size of a storeroom, where provided in a residential building, shall be not less than 3sq.m.

(10) **Garage**.— Height **-** The height of a garage shall be not less than 2.4 m.

Size - The size of garages shall be as below:

a) Private Garage - 3.0m × 6.0m, minimum; and

b) Public Garage - Based on the number of vehicles parked by Equivalent Car Unit .

(11) **Basement**.— (a) The basement shall not be used for residential purposes

(b) The basement shall have the following requirements:

(i) Every basement used for non-habitable purposes shall be in every part at least 2.4m in height from the floor to the underside of the roof slab or ceiling; for habitable purposes, it shall conform to the standards prescribed for habitable rooms above.

(ii) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to National Building Code. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems, etc.;

(iii) Adequate arrangements shall be made such that surface drainage does not enter the basement;

(iv) The walls and floors of the basement shall be water-tight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and

(v) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.

(vi) The exit requirements in basements shall comply with the provisions of the NBC Part 4 'Fire and Life Safety'

Verified RedEstate ™

(12) **Chimneys**.— The chimneys shall be built at least 0.9 m above flat roofs, provided the top of the chimneys is not below the top of the adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than 0.6 m above the ridge of the roof in which the chimney penetrates.

(13) **Parapet**.— Parapet walls and handrails provided on the edges of roof terraces, balcony, verandah, etc. shall not be less than 1.2m and not be more than 1.5m in height from the finished floor level.

(14) **Roofs**.— (a) The roof of a building shall be so designed and constructed as to effectively drain water by means of sufficient rain-water pipes of adequate size wherever required, so arranged, jointly and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building.

(b) Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner.

(c) Conservation of rain-water using suitable rainwater harvesting techniques including by roof water collection shall be made.

(15) **Mosquito-proof Water Tank**.— Water storage tank shall be maintained in a perfect mosquito-proof condition, by providing a properly fitting hinged cover, and every tank more than 1.50mts. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

(16) **Lighting and Ventilation**.— Rooms shall have, for the admission of light and air, one or more openings, such as windows and ventilators, opening directly to the external air or into an open verandah.

(a) Notwithstanding the area of openings stated above, the minimum aggregate area of such openings, excluding doors inclusive of frames, shall be not less than one- eighth of the floor area;

Note:

(i) If a window is partly fixed, the openable area shall be counted

(ii) No portion of a room shall be assumed to be lighted, if it is more than 7.5m away from the opening assumed for lighting that portion.

(iii) The area of openings as given above shall be increased by 25% in the case of a kitchen

(iv) in cases where the ventilation is derived through open to sky. the dimensions of the open to sky need to be 1.5m x 2.5m. This will apply to kitchens and store rooms but not to lavatories and bath rooms which shall have windows or ventilators of not less than 0.5sq.m. abutting such open space

(b) For requirements regarding lighting and ventilation for different uses and occupancy reference shall be made to the NBC Part 8 'Building Services, Section 1 Lighting and Ventilation'.

(17) **Stairways Requirements**.— (a) Minimum width of staircase shall be:

(i) (a) Ordinary Residential buildings..... 0.75 m

(b) Other Residential buildings ..... 0.90 m

Verified RealEstate

(ii) Assembly buildings like :

Auditoria, assembly halls..... ..... 2.00 m

(iii) All other buildings..... 1.50 m

(iv) Educational institutions..... 2.00 m

b) Minimum tread

The minimum width of tread without nosing shall be 250mm for residential buildings. The minimum width of tread for other buildings shall be 300mm. In case of spiral staircases, it shall have the above minimum tread width at the outer end.

c) Maximum riser

The maximum height of riser shall be 190 mm for residential buildings and 150 mm for other buildings and these shall be limited to 15 per flight.

d) The minimum headroom in a passage under the landing of a staircase shall be 2.2m. The minimum clear headroom in any staircase shall be 2.2m.

**53. Exit Requirements**.— (1) The following general requirement shall apply to exits:

(a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe movement and also escape of occupants in case of fire or other emergency.

(b) All exits shall be free of obstructions.

(c) No building shall be altered so as to reduce the number, width or portion of exits to less than required.

(d) Exits shall be clearly visible and the routes to reach exits shall be clearly marked and signs posted to guide the occupants of floor concerned.

(e) All exit ways shall be properly illuminated.

(f) Fire fighting equipment where provided along exits shall be suitably located and clearly marked but must not obstruct the exit way and there should be clear indication about its location from either side of the exit way.

(g) Alarm devices shall be installed to ensure prompt evacuation of the occupants concerned through the exits, wherever required.

(h) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

(i) Exits shall be so arranged that they may be reached without passing through another occupied unit, except in the case of residential buildings.

(2) **Types of Exits**.— (a) Exits shall be either horizontal or vertical type. An exit may be doorway, corridor and passage to an internal staircase or external staircase, ramp or to a verandah and/or terraces that have access to the street or to roof of a building. An exit may also include horizontal exit leading to an adjoining building at the same level.

(b) Lifts, escalators and revolving doors shall not be considered as exits.

(3) **Number and size of Exits**.— The requisite number and size of various exits shall be provided, based on the occupants in each room and floor based on the occupant

Verified RediEstate ™

load, capacity of exits, travel distance and height of buildings as per provisions of the NBC Part 4 'Fire and Life Safety'.

(4) **Arrangement of Exits**.— Exits shall be so located so that the travel distance on the floor shall not exceed 22.50m. for residential, educational, institutional and hazardous occupancies and 30m. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

(b) The travel distance to an exit from the dead end of a corridor shall not exceed half the distance as stated above except in the case of institutional occupancy in which case it shall not exceed 6m.

(5) **Passenger elevators or lifts**.— (a) Every High rise building, in addition to the stair-case, shall be provided with lift or lifts, depending on the number of persons using each floor and which shall be installed at such places and at such distances as prescribed in the National Building Code.

(b) Every lift shall be in conformity with the following requirements:

(i) The lift way and the car shall be enclosed.

(ii) The lift shaft shall be enclosed with fire resisting materials and shall be ventilated from the highest point direct to the open air.

(iii) The motors, the winding gear and the operating mechanism shall be installed in a chamber constructed of fire resisting materials and shall be ventilated from the highest point direct to the open air.

(iv) These shall be fitted with an inter-locking device of such a type as will prevent,

(a) all landing doors, other than the door to be opening at which the lift car is at rest, from being opened and

(b) the car being moved until all doors, including the car door, are closed.

(v) Precautionary measures shall be adopted to ensure the safety of passengers in the event of:-

(a) an interruption or failure of electric supply;

(b) a defect or failure in the controlling mechanism;

(c) the rupture or displacement of ropes or shelves;

(d) over running or excessive speed of the lift-car due to electrical or other defects in the motor or other mechanism;

(e) the loading of the car in excess of its maximum capacity; and

(f) articles falling upon the lift.

(vi) The safe carrying capacity of the lift or elevator shall be conspicuously posted in or on the car or platform.

(vii) Every lift shall be properly lighted.

(viii) Once in every year, lift shall be got inspected and certified by a competent Engineer

Verified © RedEstate

(c) For requirements regarding planning, designing and installation, etc. of lifts and escalators, reference shall be made to the NBC Part 8 'Building Services Section 5 Installation of Lifts and Escalators'.

**54. Sanitation requirements**

(1) **General**.— (a) There should be at least one water tap and arrangement for drain in the vicinity of each water closet or group of water closets in all the buildings.

(b) Each family dwelling unit shall have at least one water closet and one kitchen sink. A bath or shower shall also be installed to meet the basic requirements of sanitation and personal hygiene.

(c) All other structures for human occupancy shall have adequate sanitary facilities, but in no case less than one WC and one other fixture for cleaning purposes.

(d) All materials, fittings and sanitary appliances shall conform to the National Building Code.

(2) **Sanitary fittings**.—

(a) **For Residences**.— (i) Dwellings with individual conveniences shall have at least the following fitments:

(a) One bath room provided with a tap and a floor trap;

(b) One WC with flushing apparatus with an ablution tap

(c) One tap with a floor trap or a sink in kitchen or wash place.

(ii) Where only one WC is provided in a dwelling, the bath and WC desirably be separated accommodated

(iii) Dwellings without individual conveniences shall have the following fitments:

(a) One water tap with flow trap desirably in each tenement

(b) One WC with flushing apparatus and an ablution tap for every two tenements

(c) One bath with water tap and flow trap for every two tenements.

(b) **For Buildings Other than Residences**.— The requirements for fitments for sanitation in the case of buildings other than residences shall be in accordance with the Tables given in the Annexure - X. Provided further that the respective toilets or sanitary arrangements shall be kept open for the ladies and children in restaurants, petrol pumps & hotels.

(3) **Sewerage**.— (a) Taking into account the site conditions, land and building uses, and nature of wastes within the site, outlet connection ( i.e. the availability of sewers or other outlets, sub-soil conditions etc.), sewage and waste water collection and disposal system for a building or a group of buildings or for a layout shall be designed and it shall conforming to National Building Code.

(b) **Septic Tanks**

(i) Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements of the National Building Code and as per provisions in G.O.Ms. No 106, MAWS

Verified RedEstate ™

Dept., dated 01.09.2014 (operative guidelines for septage management for local bodies)

(ii) Location of the Septic Tanks and Subsurface Absorption System: A sub-soil dispersion system should preferably not be closer than 18m from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply.

(iii) Requirements.—

(a) Dimensions of septic tanks – Septic tanks shall have a minimum width of 75 cm, a minimum depth of 1m below the water level and a minimum liquid capacity of 1 cu.m. The length of tanks shall be 2 to 4 times the width;

(b) Septic tanks may be constructed of brickwork, stone masonry, concrete or other suitable materials as approved by the Authority;

(c) Under no circumstances shall effluent from a septic tank be allowed into an open channel, drain or water body without adequate treatment;

(d) The minimum nominal diameter of the pipe shall be 10cm. Further, at junctions of pipes in manholes, direction of flow from a branch connection shall not make an angle exceeding 45 degrees with the direction of flow in the main pipe;

(e) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways shall be between 1:300 and 1:400;

(f) Every septic tank shall be provided with ventilating pipe of at least 5 cm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2m, when the septic tank is at least 15m away from the nearest building and to a height of 2m above the top of the building when it is located closer than 15m.

(g) When the disposal of septic tank effluent is to a seepage pit, the seepage pit may be of any suitable shape with the least cross-sectional dimension of 0.90m and not less than 1.00m in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, especially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface runoff. The inlet pipe may be taken down a depth of 0.90m from the top as an anti-mosquito measure; and

(h) When the disposal of the septic tank effluent is to a dispersion trench, the dispersion trench shall be 0.50m to 1.00m deep and 0.30m to 1.00m wide excavated to a slight gradient and shall be provided with 150mm to 250mm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of

Verified RedEstate™

unglazed earthenware clay or concrete and shall have a minimum internal diameter of 7.5cm to 10cm. Each dispersion trench shall not be longer than 30m and trenches shall not be placed closer than 1.8m.

(4) **Separation of bath and wash basin water and reuse**.— All buildings shall be provided with separate pipelines; one for collecting waste water from bath and wash basins and the other for connecting the toilets. The wastewater from the toilets alone shall be connected to the street sewer. The wastewater from the bath and wash basins shall be disposed off as here under. –

Each building shall have a separate downward pipeline to collect waste water from bath and wash basins and the collected waste water shall be treated adequately by organic or mechanical recycling and taken to a sump for onward pumping to the exclusive overhead tank or to a separate compartment of over head tank for exclusive use of toilet flushing through cisterns. The excess wastewater not reused for toilet flushing, shall be used for gardening or rain water harvesting structure within the site.

Explanation.— For the purposes of these rules in regard to recycling systems are concerned, any other modifications, additional structures, alternative designs furnished by the applicant can be considered for approval, if it conforms to recycling concept to the satisfaction of the competent authority 'for building approval.

The above stated waste water reuse arrangement is mandatory for High Rise buildings; optional and preferable for non- High Rise buildings.

**55. Storm Water Drainage**.— (1) Storm water drainage system in a site shall be designed in such a way to harvest cent percent of it to recharge ground water table below. The design factors of rain water harvesting structures within a site shall include type of soil and its absorption capacity, ground slope, intensity and duration of rain fall for the design period etc. However there shall also be a provision for carrying any excess storm water which was not absorbed during an exceptional rain fall, to drain or discharge into the street or public storm water drainage system.

(2) No existing natural or man-made drainage system such as channel, canal, nallah etc. passing through the site shall be closed. When it is realigned within the site optimizing the usability of the site, due care shall be taken that its carrying capacity or velocity of flow is not reduced affecting the upstream and downstream sites and such a realignment shall be done only with prior approval of the Competent Authority and concerned agencies

**56. Electrical and Allied Installations (Including lightening protection of buildings)** .— For requirements regarding electrical installations in buildings including lightening protection of buildings, reference shall be made to the NBC Part 8 'Building Services, Section 2 Electrical and Allied Installations'. Power room or Generator room or Ring Main Guard or Ring main Unit or Metering sets and panels to be installed at Ground floor or above, at a height of atleast 1 meter above the Ground level. Installation at basement floors shall be discouraged.

**57. Air conditioning, Heating and Mechanical Ventilation**.— For requirements regarding design, construction and installations of air conditioning, heating and mechanical ventilation systems, reference shall be made to the NBC Part 8 'Building Services, Section 3 Air conditioning, Heating and Mechanical Ventilation'.

**58. Gas supply**.— For requirements regarding gas pipe installations, reference shall be made to part 9 plumbing services, Section 3 Gas supply of National Building Code of India.

Verified by RealEstate

**59. Boiler Room**.— The following aspects may be taken into account in the location of Boiler or Boiler Room:

(a) The boiler shall not be allowed in sub-basement but be allowed in the first basement away from the escape routes.

(b) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. Entry to this room may be provided with a composite door of two hour fire resistance.

(c) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

(d) Foam inlets shall be provided on the external walls of the building at the ground floor level to enable the fire services to use foam in case of fire.

(e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 hour rating. Entry to this room shall be provided with a composite door of 2 hour fire resistance. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

**60. Acoustics, Sound Insulation and Noise Control**.— For requirements regarding the desired noise levels and sound insulation in different occupancies, reference shall be made to the NBC Part 8 'Building Services, Section 4 Acoustics, Sound Insulation and Noise Control'.

**61. Swimming Pool or Pool**.— It is an artificial body of water having the water surface area of 7.0 square metre or more and having water depth of 0.6 metre or more used by an individual or collectively by a number of individuals primarily for the purpose of swimming and includes related equipment, structures, areas, and enclosures intended for the use of individuals using or operating the swimming pool such as equipment, dressing booth, locker, shower and bath rooms. The regulation and monitoring of swimming pool shall be in accordance with Annexure - XX.

**62. Telecommunication Structure**.—**(1) Structures** may be.—

(a) Steel fabricated tower or antenna's on steel pole;

(b) Pre-fabricated shelter of fiberglass or P.V.C. on the building roof top/terrace for equipment;

(c) Masonry Structure or Shelter on the ground for equipment;

(d) D.G. Set with sound proof covers to reduce the noise level.

(2) **Location:** The Telecommunication Infrastructure shall be either placed on the building rooftop or on the ground or open space within the premises subject to the following regulations:

(a) Base Trans Receiver Station (BTS) Towers and installation of equipment for Telecommunication Networks:

(i) BTS structures are not considered as buildings and only structures for telecommunication. It can be allowed either on a plot or on top of a building.

(ii) When proposed in a plot, it shall have proper access, which may be a private access.

(iii) When the proposed BTS tower is on a roof top, for the purpose of deciding on the height of the building defined in these rules, it shall not be taken into account, hence the question of additional setback if any for the building does not arise.

(iv) It shall not be located either within a Heritage precinct or on a heritage building listed for conservation.

Verified RealEstate

(v) BTS room size shall not exceed 15 sq.m. in floor area and 3 m in height.

(vi) Height of these structures shall conform to the regulations of the Civil Aviation Department, Indian Air Force and Director of Fire and Rescue Service.

(vii) Building over which BTS towers proposed shall be structurally strong to take the load of these structures including the wind load to be certified by the Registered Structural Engineer.

(viii) These BTS structures shall be sound and safe.

(ix) The generator shall not cause noise or air pollution.

(x) The service provider shall pay the fees as may be uniformly fixed by the Government and notified from time to time.

(3) **Requirement:** The Service provider shall have obtained necessary permission from the Standing Advisory Committee on Radio Frequency Allocation" (SACFA) issued by Ministry of Telecommunications before seeking Building Permit for the telecommunication structures.

(4) - (a) Every applicant will have to produce the structural safety & stability certificate for the above structures and for the building over which it will be erected from the Registered Structural Engineer (SER) and it shall be the liability of both the owner and the SER.

(b) Applicant has to produce or submit plans of structure to be erected.

(c) Projections: No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.

**63. Water Conservation**.— (1) **Rain Water Harvesting**.— Effective measures shall be taken within each premises for conservation of rainwater, and rainwater-harvesting structures shall be provided as prescribed in Annexure - XXII of this Rule.

(2) **Additional regulations for all buildings**.— (a) In the ground floor, floor level of water closets shall be at least 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 where the water is supplied by the Local Body and the volume of such sump shall not exceed 1,000 litres per dwelling unit. This sump shall be independent of other tanks, which may be constructed for storing water obtained from other sources.

**64. Fire Safety**.— (1) In general, all buildings in their design and construction shall be such as to contribute to and ensure individually and collectively the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes. In large buildings 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 fire, so that they can escape.

(2) 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).

(3) the requirements for fire protection shall include high rise buildings which are of 18.30m. and above in height and public buildings, commercial complexes or malls, cinema theatre kalyana mandapam, community hall, all categories of industries and warehouses, commercial buildings where explosives, fire crackers and other similar inflammable materials are handledor traded.

**65. Installation of closed circuit television units in Public Buildings**.— The installation of closed circuit television units in Public Buildings shall be in accordance with the rules

Verified @ RealEstate

**66. Architectural Control**.— The Architectural façade or elevation of any building or the architectural features of any premises shall be in conformity with such conditions as the Local body may impose at the time of grant of permission.

**67. Conservation of buildings of historical or architectural interest**.— In the opinion of the Competent authority, if a building or premises not covered under the Ancient Monuments and Archeological Sites and Remains Act, 1958 (Central Act 24 of 1958) is of historical or architectural interest and needs to be conserved, such heritage buildings or premises shall be listed and notified with the approval of the Government and any development at such heritage building premises shall conform to the rules given in Annexure - XVI.

**68. Tree preservation**.— (1) The Executive Authority may, in the interest of amenity make a Tree Preservation Order for any tree or group of trees or belt of forestland.

(2) The tree preservation order may prohibit the felling, topping, lopping or willful destruction of the trees concerned, except when those operations are carried-out with the permission of the Executive Authority and under such conditions, as the Executive Authority may deem fit. In granting Building Permit for any development, the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

**69. Discretionary Powers.—** (1) In specific cases where a clearly demonstrable hardship is caused the Government may relax any of the parameters prescribed by these rules.

(2) In the case of organized market and shopping centers, the Government may, at its discretion, permit use of machinery not exceeding 15 horsepower in respect of each shop, if it is considered that such permission shall not be injurious to health or amenity for the area.

**70. Delegation of Powers**.— Any of the powers, duties or functions conferred or imposed or vested with the Competent Authority or Government by any of foregoing rules may be delegated to any Officer under its control or to any Officer of Government or an Agency of Government.

**71. Exemptions from these rules**.— The following buildings are subject to the provisions of the sub-rule (2) to (4) of rule 6, exempted from the operation of other provisions of these rules:-

(i) Any building which is the property of the State or Central Government.

(ii) Any building constructed, reconstructed, altered or added to or intended to be constructed, reconstructed, altered or added to by the Government in accordance with such plan and in such manner as may be approved or directed in pursuance of any statutory provisions in that behalf.

(iii) Any building constructed, reconstructed, altered or added to or intended to be constructed, reconstructed, altered, or added to, to function solely as a temporary hospital for the reception and theatre for persons suffering from infectious disease.

**72. Grant of exemptions**.— (1) (a) The Government or any other authority empowered by the Government by a notification published in the Tamil Nadu Government Gazette, may either suo motu or on application exempt from the operation of all or any of the provision of these rules, for reasons to be recorded in writing, any building or any specified class of buildings provided that such application is made within sixty days from the date of receipt of the order of the Competent Authority against which such application is made to the Government or the authority empowered by the Government, as the case may be.

(b) The Government, may either suo motu or on appeal against any orders of the authority empowered by them, pass such orders, as deemed fit, provided such an appeal is made within thirty days from the date of receipt of the order of the authority empowered by the Government:

Verified RealEstate

recorded in writing, if applications under the rule (a) above or appeals under this clause are not made to Government or the authority empowered by the Government, as the case may be, within the prescribed time.

(2) Any exemption granted under this rule shall not be deemed to be approval or permission for construction or reconstruction of any building required by or under the Act and the appellant after getting the exemption shall obtain building permit by submitting required plans and paying fees, charges, and deposits applicable for the development.

**73. Transitory Provisions**.—

(1) These rules shall come into force from the date of notification.

(2) Applications in which demand letter has been sent prior to the date of notification will be processed under the existing (old) rules

(3) Applications under scrutiny stage in which the demand letter is yet to be send will be examined either in the old rules or in the new rules as per the options of the applicants

(4) Applications received from the date of notification will be scrutinized as per the new rules

**74. Repeal and Savings**.— (1) All existing rules, regulations, bye-laws, orders, that are in conflict, and inconsistent with these rules shall stand repealed or modified to the extent of the provisions of these rules.

(2) The following rules are repealed.

(i) Tamil Nadu Panchayat Building Rules, 1997

(ii) Tamil Nadu District Municipalities Building Rules, 1972

(iii) The Multi Storied Building & Public Building Rules, 1973

(iv) Tamil Nadu Cyclone Prone Area Special Building Rule, 1982

(v) Special Rules for relating the construction and maintenance and facility civil aero dram, 1970

(vi) Chennai City Corporation Building Rules, 1975

(vii) Special Rules for the Multi Storied Building & Public Buildings Rule, 1974

(viii) Development Regulations approved in G.O.Ms.No.190, 191, Housing and Urban Development Department as part of second master plan of Chennai Metropolitan Area.

(ix) Development Control Regulations vide G.O.Ms.No.130, Housing and Urban Development Department, dated.14.6.2010

(x) The building rules framed / followed under the Municipal corporation act of Madurai, Coimbatore, Trichy, Tirunelveli, Thoothukudi, Thanjavur, Dindigul, Salem, Erode, Tiruppur, Vellore

(3) Anything done or any action taken including action against unauthorized or deviated constructions, with reference to the earlier Development Regulations and Building Rules shall be deemed to have been done or taken with reference to the corresponding provisions of these Combined Development and Building Rules and continue in force accordingly, unless and until superseded by anything done or any action taken with reference to these Rules.

(4) These rules shall not apply to the constructions in progress as per the valid approved plans on the date of coming into force of these rules provisions (i.e. 4th day of February 2019) and the exemption is applicable till the expiry of the Planning Permit or Building Permit with renewal period for the above such constructions in progress. It shall also not apply in cases of buildings constructed already as per the approved plan and completion certificate is awaited from the competent authority.

Verified RedEstate

**Annexure – I**

[See rule 6 (7)]

**Form-A**

**Application for Permission for subdivision/layout or reconstitution or amalgamation of land for building purposes. And for change of use of land**

From

---

---

---

(Affix stamp size photo-graph of the applicant)

To

The Competent Authority

.....

1. I/We hereby apply for permission for subdivision / layout or reconstitution or amalgamation of land for building purposes as described in the accompanying plans and drawings.

2. I/We have absolute right over the land applied for and have not made any encroachment on any government land.

3. The names of the persons employed by me/us for the preparation of plans, and supervision of the work are as under:

a) The plans are prepared by Registered Architect/Engineer/Town Planner ---------- [name]

b) The execution of the development will be supervised by Registered Architect/Engineer/Town Planner----------[name]

4. I/We have read the Building Rules applicable for the Local body wherein the site lies and claim to be fully conversant with it; I/We will abide to the provisions of the Building Rules fully.

5. I/We shall fulfill my duties and responsibility in accordance with the provisions of the Building Rules.

Date: Signature of the Owner/Developer

Signature of Registered Professional

Verified RealEstate ™

1. Applicant's name :

2. Postal Address for correspondence :

Telephone number for communication:

e mail ID

3. Applicant's right over the land to make the proposed development: (documentary evidence to be enclosed)

4. Development site address :

5. Extent of the site applied for :

6. Present use of the land and the existing Building if any [Please give details of each use] :

7. Proposed use of land and/ the building, [Please give details of each use] :

8. Whether the site applied for forms part of/lie in an approved layout. If yes, please give date of approval and reference no, with a copy of the approved layout plan duly authenticated :

9. Existing use of the adjoining lands in

the North -

the East -

the South -

the West -

10. The width and status of the abutting road (i.e. private or public)

11. Whether all the documentary evidences, plans details, certificates required to be enclosed with the application as per the Building Rules have been enclosed:

Signature of Owner/Registered Developer or

Authorised agent of the owner:

Date

Verified RealEstate ™

**Annexure – II**

[See rule 6 (8)]

**Form-B**

**Application for Permission for carrying out construction of building or structure, change of use of building**

From

---

---

---

(Affix stamp size photo graph of the applicant)

**To**

The Executive Authority of Local Body

.....

1. I/We hereby apply for permission for carrying out construction of building or structure, change of use of building as described in the accompanying plans and drawings.

2. I/We have absolute right over the land applied for and have not made any encroachment on any government land.

3. The names of the registered professionals employed by me/us for the development are as under:

a) The plans have been prepared by Registered Architect/Engineer ---------- [name and registration number]

b) The structural report, details and drawings have been prepared and supplied by the Registered Structural Engineer ---------- [name and registration number]

c) The construction of the proposed buildings will be carried under the supervision of the Registered Construction Engineer on Record .....(name and registration number)

d) For the foundation work of the High rise building, the services of the Registered Geo-technical Engineer ..... (name and registration number) will be availed.

e) The construction work of a High rise building executed by Registered Construction Engineer on the record will be under the independent quality inspection programme prepared and implemented under the supervision of the independent Registered Quality Auditor on record..... (name and registration number)

4. I/We have read the Building Rules applicable for the Local body framed under the provisions of the relevant Act and claim to be fully conversant with it.

5. I/We shall fulfill my duties and responsibility in accordance with the provisions of the Building Rules.

Signature of the Owner/Registered Developer

Date:

1. Applicant's name :

Verified RealEstate™

2. Postal Address for correspondence :
Telephone number for communication

3. Applicant's right over the land to make the proposed development (documentary evidence to be enclosed :

4. Development site address :

5. Present use of the land and/ or the building [Please give details of each use] :

6. Proposed use of the land and/the building, [Please give details of each use] :

7. Whether the site applied for forms part of/lie in an approved layout. If yes, please give date of approval and reference no, with a copy of the approved layout plan duly authenticated :

8. Existing building - Floor area -
- Number of dwelling units –

9. Proposed building - Floor area
- Number of dwelling Units

10. Whether all the documentary evidence, plans details, certificates required to be enclosed with the application as per the Building Rules have been enclosed:

11. In industrial use machineries
a) Existing H.P.
Proposed H.P.
b) Number of workers- Existing
- Proposed
c) Whether detailed report on the raw materials used, process and machineries involved, effluent discharge methods progressed, product manufactured, category of power consumption (i.e. LT/HT), action taken and minimize its negative impact, if any, or the environment, etc. enclosed

Date: Signature of the Owner/Builder

Verified RealEstate ™

**Annexure – III**

[See rule 6 (9)]

**FORM-C**

**Form of undertaking to be executed by the land owner or power of attorney holder or builder or promoter and structural engineer, architect, geo-tech expert and site engineer.**

This deed of undertaking executed at .....on the.....day of .....20..... by the landowner Thiru/Tmt/Selvi ..... Son/Daughter of ..... aged.....Residing at No..... (or) Power of Attorney Holder (or) Builder (or) Promoter / Structural Engineer _____, Architect _____, Geo-Tech Consultant _____ in respect of proposed development / construction made in Door No._____, _____ Road in the following S.No.

| S.No. / R.S.No. / T.S.No. | Block No. | Village | Taluk |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

in favour of the .....(competent authority) having office at .....witnesseth as follows.

2. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) have applied for the Planning Permission for construction in the above premises by submitting an application to the .....(competent authority)in accordance with the planning norms prescribed in these rules. I am associated with the project as Land Owner/Power of Attorney Holder/Builder/Promoter. The extent of site as per document is _____ sq.m. and as per Patta / TSLR / PLR / Handing over sketch _____ sq.mt. I assure that I will put up the construction only in accordance with the approved plan without any deviation and if any construction is later on found not in accordance with the approved plan and any unauthorized addition is made, I agree for the forfeiture of the Security Deposit which will be collected while issuing Planning Permission, and also agree to demolish the such a deviation marked by the .....(competent authority) within thirty days after such notice, failing which, apart from forfeiture of Security Deposit, the ..... may demolish or cause to demolish such unauthorized or deviated constructions at the site under reference and recover the cost of demolition from me.

3. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) also assure that the open space around the building to be left or the usage of the building, including the car parking in ground floor, will be kept as specified in the approved plan and it will not be converted into any other use except the purpose for which it is approved. If any structural modification or usage differs from the approved plan, the competent authority is at liberty at any time to remove any structural modification or usage and the

Verified RedEstate™

expenses incurred by the competent authority is recoverable from me for non-compliance of their request or order.

4. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) further assure that I will not convert any place of the construction in contravention to the approved plan, especially in respect of car parking as specified in the sanctioned plan. At any time in future, I will not convert the car parking on stilts by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, converting them either as a flat or for any other purpose, is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the competent authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me/my successor or from any other person to whom the said construction is transferred in future.

5. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) hereby undertake that, I am, jointly and severally responsible with the Land Owner/Power of Attorney Holder/Builder/Promoter to carry out the developments in accordance with the permission granted and also for payment of Development Charges, Security Deposit, Scrutiny Fee and for all other charges levied from time to time by the Authority and also liable for penal provisions for developments made in contravention of the Development Regulations and these presents.

6. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) assure that I/We will pay the premium FSI charges as applicable in case the FSI area exceeds the permissible FSI as per Development Regulations.

7. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) assure that I / We shall gift the OSR area as applicable or pay the equivalent land cost in lieu of OSR area as per Development Regulations.

8. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) assure that I / We shall gift the Street Alignment Portion / Road Widening Portion / Link Road as per the provisions in the Development Regulations to the Authority / Localbody before issue of Planning Permission.

9. I/We (**Land Owner or Power of Attorney Holder or Builder or Promoter**) hereby solemnly affirm and declare that I / We are the absolute owner / owners / Power of Attorney Agent / Lease Holder of the said property and it is not covered under the Land Ceiling and Land Acquisition (in respect of Land Acquisition Act, 1894, The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Amendment) Ordinance, 2015, Land Reforms Act, 1961 and Land Ceiling Act, 1978) and I / We shall be liable for all future consequences in case of land falling under Land Ceiling, Land Reforms or Land Acquisition.

10. I / We (Land Owner or Power of Attorney Holder or Builder or Promoter) have engaged the following as the consultant for the proposed development:

| Consultant | Name and Address | Registration No. | E-Mail ID & Mobile No. | Signature |
|---|---|---|---|---|
| Architect / L.S. Structural Engineer | | | | |
| Geo-Tech Expert | | | | |
| Site Supervision Engineer | | | | |

Verified RealEstate

This is to certify that I the Architect / LS of the site has inspected the site at

| S.No. / R.S.No. / T.S.No. | Block No. | Village | Taluk |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

I, the Architect / Licensed Surveyor certify that

The .....Road abutting the site under reference is public (maintained by the Local Body) and its width actually measures .....m in front of the site and qualifying width of .....m is available for a length of 250m / 500m as shown in the Road width sketch enclosed mentioning width of the road at regular interval of 25 m mentioning the landmark of the stretch where width has been measured.

I have personally verified the site measurements on ground and dimensions given in the plan correspond with the actual on the ground.

The residuary plot details including structures thereon evidenced by documents correspond with the actual on the ground.

Distance between the site and nearby waterbody, if any, is _____ m.

Distance between the site and quarry / crusher, if any, within 500m is ------ m

Distance between the site and burial ground , if any, within a distance of 30 m from a place declared and used as a burning or burial place / ground is -----m

The Street Alignment Portion / Road Widening Portion / OSR Area shown in the Site Plan tallies to the dimensions in the ground condition.

The site approval for Non High Rise Buildings / High rise building is enclosed (in such cases item No.1 to 7 does not arise).

The building plans prepared and submitted herewith satisfy the relevant provisions of development regulations vide planning parameters compliance statement.

The site lies vacant (or) not.

The depth of the plot with reference to road level is _____ m.

HT / LT line passes through the site : Yes / No

(If yes, to be shown in the site plan)

Topo Plan furnished showing the surrounding developments for a radius of 500 m correspond with the actual on the ground.

The coverage of the building mentioned in the Plan is correct.

In case of non-issuance of NOC, I shall obtain NOC / remarks from the department's concerned before commencement of the construction and comply the conditions stipulated by the concerned NOC /Remarks issuing Department during the construction and submit

Verified & RealEstate ™

the NOC / remarks along with certificate from the concerned agencies on fulfillment of the NOC conditions at the time of applying for Completion Certificate.

I the Architect / LS to inform competent authoritybefore the commencement of crucial stages of construction viz.

Earth work for foundation

Foundation concreting

Laying the roof of basement floor

Laying the roof at each floor level

After completing the finishing work

(White washing, colouring, fixing, water supply, drainage or other sanitary fitments) and before obtaining regular connection for water supply / electricity.

I the Architect / LS also undertake to communicate to ..... (competent authority)Certificate to the effect that the construction is in conformity with the plan approved by competent authorityat the crucial stages mentioned above.

If any deviation to the approved plan is proposed to be made, I the Architect / LS shall obtain prior approval of the Chennai Metropolitan Development Authority

I the Architect / LS shall intimate .....(competent authority)immediately if for any reasons association with the project ceases

The above information furnished is correct. If any information furnished is found wrong, I am aware that action shall be initiated against me and I shall not be henceforth allowed to sign in the Plans for the Planning Permission Applications processed by GCC, Local Body, CMDA and DTCP. To this effect an Undertaking shall be obtained from Architect / Licensed Surveyor and owner.

**SIGNATURE OF THE ARCHITECT /ENGINEER**

We (**Owner / Builder / Structural Engineer / Architect / Geo-Tech Expert**) certify that the structural plans of the building meet the structural safety requirements for all situations including natural disasters, as applicable, as stipulated under Part 6 Structural Design of the National Building Code of India and other relevant Codes; T he design has been done after detailed soil test and we are satisfied as to the adequacy of soil test carried out and the information given therein is factually correct to the best of our knowledge and understanding.

T he site is fit for the proposed construction, it has been tested vide soil test report. No..... dt..... done by .....

We (Owner / Builder / Structural Engineer / Architect / Site Engineer) certify that the development, erection, re-erection or making alteration in the building shall be carried out under our supervision and we certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications, as per NBC standards and to meet out the structural design of the proposed building.

We (Owner / Builder / Structural Engineer / Architect / Site Engineer) undertake not to continue construction without any supervis ion by the our Site Engineer and submit the report to the local body.

I (Landowner / Builder ) certify to engage the above mentioned Engineers for the active period of building execution and I hereby assure to give Revised Certificate in case of any change of Engineer, I shall ensure no work is taken up in this period till required Engineers are engaged by me.

In case construction work is entrusted by a Builders Agreement to a 3rd Party, I (Land Owner or Power of Attorney Holder or Builder or Promoter)shall undertake to include these conditions as part of the agreement.

Verified PropEstate ™

Applicable incase of existing building within the site

I (**Structural Engineer / Architect / Site Engineer**) hereby certify that the development, erection, re-erection or for making alteration in the building has been carried out under our supervision and we certify that all the materials (type and grade) and the workmanship of the work was in accordance with the general and detailed specifications, as per NBC standards and met out the structural design of the constructed building. The construction was made under the supervision of Site Engineer and submitted the report to the local body periodically.

I (Owner **/ Builder / Structural Engineer / Architect**) hereby certify that the building, has been designed by me .....and the Structural Design was made by Thiru ..... to the approved plans sanctioned in the Planning Permission No. ..... dated ..... and the Building Permit No..... dated..... The Building has been constructed and completed under my guidance and supervision as per the structural design furnished by the Structural Engineer engaged by us. I also assure and undertake that, I have signed in the plan and in "as on site" plan and the same is structurally safe and fit for occupancy based on my personal assessment and certification of the Structural Engineer engaged by us.

This deed of undertaking is executed by us on the.....day of.....20.....with the full knowledge of the contents of this document.

| Consultant | Name and Address | Registration No. | E-Mail ID & Mobile No. | Signature |
|---|---|---|---|---|
| Owner of the land / Power of Attorney Holder / Lease Holder | | | | |
| Architect / L.S. | | | | |
| Structural Engineer | | | | |
| Geo-Tech Expert | | | | |
| Site Supervision Engineer | | | | |

**DEPONENT**

**Witnesses:**

1.

2.

**Duly attested by the**

**SEAL**

**Notary Public**

Verified RedEstate

Planning Permission Application is processed based on the compliance to land use provisions in the respective development plan in force and the Tamil Nadu Combined Development and Building Rules;

Compliance to the Provisions of other relevant Act and Rules with respect to construction is the responsibility of the applicant or owner and the competent authority is not responsible for any lapse;

Planning Permission for buildings is issued in accordance with the provisions of the Town and Country Planning Act, 1971. and the rules made there under.

Issuance of Planning Permission by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, competent authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, competent authority primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law and competent authority is not the statuary authority to decide on this matter.

Verified RealEstate TM

## Annexure – IV

[See rule 38 (4) and 39 (8)]

Parking Requirements

(a) 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 Competent Authority and conforming to the standards specified below.

(b) The portion of the site affected by street alignment shall not be reserved for parking.

**PART-I**

(1) **Residential**

| **(A) Corporation or Municipal Areas** | | **(B) Panchayat Areas** | |
|---|---|---|---|
| Dwelling Unit with | Number of Parking Spaces | Dwelling Unit with | Number of Parking Spaces |
| Floor area upto 25 sq.m | Nil | Floor area upto 50 sq.m | Nil |
| Floor area above 25 sq.m and upto 50 sq.m | 1 Two Wheeler space | Floor area above 50 sq.m and upto 75 sq.m | 1 Two Wheeler space |
| Floor area above 50 sq.m and upto 75 sq.m | 1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit | Floor area above 75 sq.m and upto 100 sq.m | 1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit |
| Floor area above 75 sq.m | 1 car space for every 75 sq.m | Floor area above 100 sq.m | 1 car space for every 100 sq.m |
| **Visitors Parking**: In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six. | | | |
| **Note:** 1.In cases where the number of car parking spaces required in an ordinary residential building does not exceed 3 in number, separate driveway or aisle is not necessary. 2. In cases of flatted residential development where the number of car spaces required for a dwelling unit does not exceed 2 in number separate aisle is not necessary for the second car space required for that dwelling unit. | | | |

(2) **Shops/Shopping Centres/Departmental Stores/Super Markets**

| **(A) Corporation or Municipal Areas** | | **(B) Panchayat Areas** | |
|---|---|---|---|
| Floor Area | Number of Parking Spaces | Floor Area | Number of Parking Spaces |
| Upto 50 sq.m | Nil | Upto 75 sq.m | Nil |
| Above 50 sq.m | 1 car space and 1 Two wheeler space for every 50 sq.m or part thereof excluding the first 50 sq.m | Above 75 sq. m | 1 car space and 1 Two wheeler space for every 75 sq.m or part thereof excluding the first 75 sq.m |

Verified RedEstate

(3) **Automobile Showrooms**

| |
|---|
| 1 car space for every 100 sq.m of gross area including the office area, service area, wash area, etc. This space is exclusive of the space provided for the display of new vehicles but inclusive of the space required for parking of service vehicles. |

(4) **Government Offices**

| Floor Area | Number of Parking Spaces |
|---|---|
| Upto 500 sq.m | 1 car space for every 150 sq.m or part thereof and 1 Two Wheeler space for every 25 sq.m or part thereof. |
| Above 500 sq.m | 1 car space for every 100 sq.m or part thereof and 1 Two Wheeler space for every 25 sq.m or part thereof |
| **Visitors Parking:**<br><br>In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two Wheeler space. | |

(5) **Other Offices including regional offices of banks, etc.**

| (A) Corporation or Municipal Areas | (B) Panchayat Areas |
|---|---|
| 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof | 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof |
| **Visitors Parking:**<br><br>In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two wheeler space. | |

(6) **Banks – service branches**

| (A) Corporation Limit, Municipalities, | (B) Panchayat Areas |
|---|---|
| 1 car space for every 75sqm of floor area or part thereof and 1 two wheeler space for every 25sq.m of floor area or part thereof. | 1 car space for every 125sq..m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof |

(7) **ATM Centres**

| |
|---|
| 1 car space for every 25sqm of floor area or part thereof |

(8) **Post Offices, Telegraph Offices, Telephone Offices and Similar establishments**

| (A) Corporation/ Municipal Areas | (B) Panchayat Areas |
|---|---|
| 1 car space for every 150sq.m of floor area or part thereof and 1 two-wheeler space for every 50sq.m of floor area or part thereof. | 1 car space for every 250sq.m of floor area or part thereof and 1 two wheeler space for every 100sq.m of floor area or part thereof |

Verified RedEstate ™

(9) **IT Offices, IT Enabled Services, Bio Informatics Centres**

| |
|---|
| 1 car space for every 50sq.m of floor area or part thereof and 1 two-wheeler space for every 25sq.m of floor area or part thereof. |

(10) **Restaurants and Hotels**

| **(a) Restaurants, Fast Food outlets** | |
|---|---|
| **(A) Corporation or Municipal Areas** | **(B) Panchayat Areas** |
| 1 car space for every 50sq.m of floor area or part thereof and 1 two wheeler space for every 25sq.m of floor area or part thereof | 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof |
| **(b) Starred Hotels, Major Hotels and Lodges with more than 50 rooms in CMA** | |
| 1 car space for every 4-guest rooms and for the non-room area, 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above. | |
| **(c) Unstarred Hotels, other Hotels & Lodges** | |
| 1 car space for every 10-guest rooms and for the non-room area, 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above. | |

(11) **Hostels**

| |
|---|
| 1 Two Wheeler for every 10 rooms |

(12) **Auditorium, Kalyana Mandapams, Cinema Halls**

| **(A) Corporation/ Municipal Areas** | **(B) Panchayat Areas** |
|---|---|
| 1 car space and 1 two wheeler space for the every 20sq.m of Auditorium/Kalyana Mandapam area or part thereof | 1 car space and 1 two wheeler space for the every 50sq.m of Auditorium/Kalyana Mandapam area or part thereof |

(13) **Educational Institutions**

| **(a) Government Schools or Local Body schools** | |
|---|---|
| **(A) Corporation/ Municipal Areas** | **(B) Panchayat Areas** |
| 1 car space for every 500sq.m of class room area or part thereof and 1 two wheeler space for every 50sq.m of class room or part thereof and one cycle space for every 10sq.m of class room area or part thereof. | 1 two-wheeler space for every 50sq.m of class room area or part thereof and one cycle space for every 5sq.m of class room area or part thereof. |
| **(b) Private Schools** | |
| **(A) Corporation or Municipal Areas** | **(B) Panchayat Areas** |

Verified RedEstate ™

| | |
|---|---|
| 1 car space for every 100sq.m of class room area or part thereof and 1 two wheeler space for every 50sq.m of class room or part thereof and one cycle space for every 10sq.m of class room area or part thereof. | 1 car space for every 300sq.m of class room area or part thereof and 1 two-wheeler space for every 50sq.m of class room area or part thereof and one cycle space for every 5sq.m. of class room area or part thereof. |
| **Note:** 50% of the car spaces specified above shall be provided in the front area abutting the road so as to act as a recessed parking area for the vehicles coming for drop/pick up for students. | |
| **(c) Colleges** | |
| 1 car space for every 100sq.m of class room area or part thereof and 1 two-wheeler space for every 50sq.m of class room area or part thereof. | |
| **(d) Tutorial/Parallel colleges** | |
| 1 car space for every 200sq.m of class room area or part thereof and 1 two-wheeler space for every 50sq.m of class room area or part thereof. | |
| **(e) Software/Hardware and other training institutes** | |
| 1 car space for every 100sq.m of floor area or part thereof and 1 two-wheeler space for every 30sqm of floor area or part thereof. | |

(14) **Hospitals and Nursing Homes**

| | **(A) Corporation or Municipal Areas** | **(B) Panchayat Areas** |
|---|---|---|
| Floor Area | Number of Spaces | Number of Spaces |
| Upto 3000sqm | 1 car space and 1 Two wheeler space for every 50sq.m or part thereof | 1 car space and 1 Two wheeler space for every 100sq.m or part thereof |
| Above 3000sqm | 1 car space and 1 Two wheeler space for every 75sq.m or part thereof | 1 car space and 1 Two wheeler space for every 150sq.m or part thereof |

(15) **Health Clubs and Recreational Centres.**

| **(A) Corporation or Municipal Areas** | **(B) Panchayat Areas** |
|---|---|
| 1 car space and 1 Two wheeler space for every 50sq.m of floor area or part thereof | 1 car space and 1 Two wheeler space for every 75sq.m of floor area or part thereof |

(16) **Recreational Clubs**

| **(A) Corporation or Municipal Areas** | **(B) Panchayat Areas** |
|---|---|
| 1 car space for every 75sq.m of floor area or part thereof | 1 car space for every 100sq.m of floor area or part thereof. |

(17) **Industries**

| **(a) Manufacturing industries, service industries, biotechnology industries** |
|---|
| 1 car space for every 100sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof and 1 lorry space for every 500sqm or workshop floor area or part thereof |
| **(b) Cottage Industries** |
| 1 car space for every 100sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof. |

Verified RealEstate ™

| |
|---|
| **(c) Garments / Packaging Industries** |
| 1 car space for every 200sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof. |
| **(d) Electrical and Electronic Industries including Computer hardware industries** |
| 1 car space for every 100sq.m of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sq.m of workshop floor area or part thereof. |
| **(e) IT Industries, Software, Bio Informatics Industries** |
| 1 car space for every 50sq.m of floor area or part thereof and 1 two-wheeler space for every 25sq.m of floor area or part thereof. |

(18) **Godowns, Ware Houses & Wholesale Stores, etc.**

| |
|---|
| **(a) Godown, Warehouses, Freight Stations, Containerisation Units** |
| If the area is open, 1 lorry space for every 300sq.m of plot area or part thereof<br><br>If the area is covered, 1 lorry space for every 300sq.m of covered area or part thereof. |
| **(b) Cold Storage** |
| 1 lorry space for every 500sqm of floor area or part thereof. |

(19) **Religious Buildings**

| **(A) Corporation/ Municipal Areas** | **(B) Panchayat Areas** |
|---|---|
| 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof | 1 car space for every 250sq.m of floor area or part thereof and 1 two wheeler space for every 100sqm of floor area or part thereof |
| **General Note**<br><br>Where the prescriptions are based on the total Floor Space Index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.<br><br>In cases of residential developments, the number of car/two wheeler parking spaces required for a dwelling shall be based on the size of the dwelling unit, excluding the common areas like common corridors, staircases, etc. | |

**PART – II**

**Off Street Parking Standards**

**(A) Stall Size:**

The dimension of the parking stall for different kind of vehicles shall be:

| Vehicle Type | Breadth (m) | Length (m) |
|---|---|---|
| Car | 2.5 | 5.0 |
| Two Wheelers | 1.0 | 1.8 |
| LCV | 3.5 | 7.0 |

Verified RediEstate™

| | | |
|---|---|---|
| Lorry/Bus | 3.5 | 10.0 |
| Articulated Vehicles [Container Vehicles] | 3.5 | 16.0 |

The stall dimensions mentioned above shall be clear of any structural members. Where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7m for parallel parking and where cars cannot be parked by reversing, minimum stall length shall be 7.2m.

**(B) Parking for Special (physically challenged) persons**

For Buildings having more than 2 floors 10% of the required car/two wheelers parking spaces subject to minimum of 2 car spaces and 2 two-wheeler spaces shall be reserved for the physically handicapped persons near the entrance. This is to provide an exclusive reservation of car parking for physically handicapped and also to provide them easy access to the lift and staircase.

**(C) Driveway and Aisle Widths**

**Driveway:**

The driveway width shall be 3.0m for one-way movement and 6.0m for two-way movement.

**Aisle Widths:**

Aisle is a access lane leading to/abutting the individual parking lot within a parking facility. The aisle widths for different types of parking shall be:

| Vehicle Type | Parallel Parking | All angles up to $60^0$ | Angles above $60^0$ & Perpendicular parking |
|---|---|---|---|
| Two Wheeler | 1.5m | 1.5m | 1.5m |
| Car | 3.0m | 3.0m | 4.5m. |
| LCV/Truck/Bus | 7.0m | 7.0m | 10.0m |

The width of the driveway and the aisle shall be free from kerb and other encumbrances.

**(D) Width Entry and Exit Gates**

The width of entry or exit gates shall be a minimum of 3.0m

**(E) Gradient**

Slope of parking spaces shall be not more than 4% in any direction.

**(F) Turning Radius**

Sufficient turning radius shall be provided for adequate manoeuvring of vehicle

**(G) Ramps**

The minimum clear width of the ramps shall be 3.0 m for one-way movement and 6.0m for two-way movement. Gradient shall not be steeper than 1 in 8.

**(H) Headroom**

The clear headroom (between floor and beam bottom) shall be minimum 2.2metres those parts of a building intended to be used for parking of wheeled vehicles and also for all approaching parts like ramp, covered access, etc.

Verified RedEstate ™

**PART – III**

**Standards for Multi Level Parking Lots**

**(A) Location of Multi Level Parking Lots**

Structures exclusively for multi level parking shall abut on a road of minimum 7.2m in width where the height is upto 18.30m and road of minimum 18.0m in width where its height exceeds 18.30m. As proposed there will not be any FSI/coverage restriction for such multi level parking lots.

For automated/mechanically-operated parking the Competent Authority not withstanding anything containing in the rules subject to such conditions as may be decided by the Competent Authority may permit parking lots/structures taking into account safety and environmental aspects.

**(B) Setbacks**

The setbacks all round and spacing between blocks within the site for multi level parking structures up to 18.30m high shall be a minimum if 4.0m, irrespective of the area of location of the multi level parking structure. Where the height of the building exceeds 18.30m, the building shall conform to the norms laid in the rules for High rise building except in respect of the plot coverage and FSI requirements.

**(C) Width of Entry and Exit**

The width of entry or exit gates shall be a minimum of 4.5m. The entry or exit gate shall be located away from junctions. In cases of large sites with frontage along road exceeds 50 m; additional entry exit may be permitted.

**(D) Other Requirements:**

(i) Parapet/Protection Frame - All floors above ground floor shall have a RCC parapet/protection frame of height not less than 1.0m

(ii) Ventilation - In case of parking on ground floor, all sides shall be left open for ventilation and lighting. In case of all floors above ground floor, adequate natural ventilation and lighting should be provided. In case of basement or sub basement parking, adequate mechanical ventilation and adequate lighting should be provided.

(iii) Where car/two wheeler lifts are proposed/provided there shall be at least one ramp to standards from the parking floors to the ground level.

Verified Realestate™

**Annexure – V**

[See rule 36]

**List of cottage Industries**

(1) Areca nut cutting

(2) Appalam Manufacturing

(3) Bee-Keeping (Agriculture) Honey and Bee's wax

(4) Bakery - Biscuits, Cakes

(5) Blanco Cakes and Bee's wax

(6) Confectionary – Sweets

(7) Coffee roasting and grinding

(8) Dehydrated fruits and vegetables, dried fruits and dried vegetables

(9) Fruit canning

(10) Jaggery manufacture, Gur-making from sugarcane, date palm of Palmyra and coconut tree, handmade sugar, sugar candy

(11) Jam, jellies and preserves

(12) Syrups, aerated water, ice making

(13) Vermicelli manufacture

(14) Apparel and ready-made clothing (including sarees, dhoties)

(15) Artificial flowers

(16) Alce fibre extraction - Palmyra, coconut fibres

(17) Banian manufacture

(18) Blanket weaving

(19) Block engraving for cloth printing

(20) Brush manufacture

(21) Button making out of mother of pearl, horns, brass and tin

(22) Calico printing

(23) Canvas shoes manufacture

(24) Embroidery, knitting, crochets and needle work

(25) Hosiery (with hand and power)

(26) Laundry and cleaning clothes

(27) Leather goods making, boots, shoes, chappals, slippers, bed straps.

(28) Ornaments and jewellery (including bangles, combs).

(29) Ornamental Leather craft, money-purses handbags.

(30) Weaving cotton, wool, tusser, jute, matka, silk

(31) Spinning cotton wool in charkas

(32) Tailoring

(33) Woolen fabrics and woolen goods

(34) Wool clipping and grading

(35) Fly shuttles, looms making

(36) Ribbon manufacture

(37) Cane furniture (also cane and basket ware, matting)

(38) Cement ware works.

Verified RealEstate ™

(39) Coir, coir making, rope

(40) Candle sticks manufacture

(41) Agarbathi making

(42) Manufacture of Cardboard and cardboard boxes

(43) Clay modeling, paper mache works

(44) Crayons

(45) Engraving on metals

(46) Enamellings

(47) Handmade paper and pulp paper cutting and paper fans

(48) Inks, inkpads (for rubber stamps)

(49) Lapidaries work

(50) Musical instruments – stringed or reed

(51) Painting on blanks and glass

(52) Perfumery – essential oils and scents

(53) Pith works – pith hat, garlands, and flower

(54) Printing and allied trade – book binding, block making

(55) Soap making

(56) Koraimats, plates, baskets, handbags, window screen

(57) Palmyra leaf – fancy and utility articles midribs

(58) Palmyra fibre – brush making

(59) Palmyra rafters and stems – furniture, cots, weaving of cots and seating from stem strips

(60) Wood turners industry, other wood works

(61) Fibre and fibre products

(62) Icons

(63) Match sticks manufacture (– manufacture of splints with wood only)

(64) Fountain pen manufacture

(65) Minor Radio parts manufacture

(66) Braided cord manufacture

(67) Storing of articles in Frigidaire

(68) Toys

(69) Slips

(70) Decorticating dhal by hand grinding

(71) Twisting and throwing of silks and cotton yarns

(72) Twisting and winding of silk thread, cotton thread, artificial yarns

(73) Wax costing on paper and cloth.

Note: - Category of Industries modified time to time by Tamil Nadu Pollution Control Board will be applicable.

Verified RealEstate ™

**Annexure – VI**

[See rule 36]

**Industries classified as "Green"**

(1) Washing of used sand by hydraulic discharge

(2) Atta – chakkies

(3) Rice Mills

(4) Ice Boxes

(5) Dhal mills

(6) Groundnut decorticating (dry)

(7) Chilling

(8) Tailoring and garment making

(9) Cotton and woolen hosiery

(10) Apparel making

(11) Handloom weaving

(12) Shoe lace manufacturing

(13) Gold and silver thread and saree work

(14) Gold and silver smithy

(15) Leather foot wear and leather products excluding tanning and hide processing

(16) Musical instruments manufacturing

(17) Sports goods

(18) Bamboo and cane products only dry operations

(19) Cardboard box and paper products (paper and pulp manufacture excluded)

(20) Insulation and other coated papers (paper and pulp manufacture excluded)

(21) Scientific and mathematical instruments

(22) Furniture (wooden and steel)

(23) Assembly of domestic electrical appliances

(24) Radio assembling

(25) Fountain pens

(26) Polythene, plastic and PVC goods through extraction/moulding

(27) Rope (Cotton and Plastic)

(28) Carpet weaving

(29) Assembly of Air coolers, conditioners

Verified RedEstate ™

(30) Assembly of by-cycles, baby carriages and other small non-motorised vehicles.

(31) Electronic equipment (assembly)

(32) Toys

(33) Candles

(34) Carpentry excluding saw-mill

(35) Cold storages (small scale)

(36) Oil ginning/expelling (No hydrogenation and no refining)

(37) Jobbing and machining

(38) Manufacture of steel, trunks and suitcases

(39) Paper pins and 'U' clips

(40) Block making and card printing

(41) Optical frames

(42) Tyres retreading

(43) Power looms and handlooms (without dying and bleaching)

(44) Printing press

(45) Garment stitching, tailoring

(46) Thermometer making

(47) Foot wears (rubber)

(48) Plastic processed goods

(49) Medical and surgical instruments

(50) Electronic and Electrical goods

(51) Rubber Goods industries

(52) Factory product, Biscuits and confectionaries

(53) Instant tea/Coffee processing

(54) Malted food

Note: - Category of Industries modified time to time by Tamil Nadu Pollution Control Board will be applicable.

Verified RealEstate ™

**Annexure – VII**

[See rule 36]

**Industries classified as "Orange"**

(1) Manufacture of mirror from sheet glass and photo framing

(2) Surgical gauzes and bandages

(3) Wires, Pipes, Extruded shapes from metals

(4) Automobiles servicing and repair stations

(5) Ice cream

(6) Mineralised water and soft drinks bottling plants

(7) Steel furniture, fasteners, etc.

(8) Fragrance, flavours and food additives

(9) Aerated water/soft drinks

(10) Light Engineering industry excluding fabrication & forging

(11) Plastic industries like injection moulding

(12) Readymade garment industries

(13) Flour Mills upto 20 horse powers

(14) Designing of fabrics

(15) Washing of fabrics

(16) Trimming, Cutting, Using and blanching of fruits and vegetables

(17) Washing of equipments and regular food washing using cooling water

(18) Separated milk and whey

(19) Steeping and processing of grain

(20) Bleaching

(21) Degreasing

(22) Phosphating

(23) Dying and Printing

(24) Cooking of fibres, digesting

(25) Juicing of sugarcane, extraction of sugar

(26) Filtration, Centrifugation, Distillation of edible oils

(27) Pulping and fermenting of coffee beans

(28) Electroplating, Galvanizing

(29) Cotton spinning and weaving

Verified RealEstate ™

(30) Polishing

(31) Surface quoting

(32) Granite Industry except quarrying

(33) Formulations of pharmaceuticals

(34) Dyeing and printing (small units)

(35) Laboratory ware

(36) Wire drawing (cold process) and bailing straps

(37) Potassium permanganates

(38) Textile industry

(39) Dyes and Dyestuff

(40) DM plant exceeding 20 kilo litres per day capacity

Note: - Category of Industries modified time to time by Tamil Nadu Pollution Control Board will be applicable.

Verified RedEstate ™

## Annexure – VIII

[See rule 36]

**List of Industries Permissible in Special and Hazardous Industries Zone**

All Industries classified as "RED" by TNPCB i.e.,

(1) Lime Manufacture

(2) Ceramics

(3) Sanitary wares

(4) Tyres and Tubes

(5) Refuse incineration

(6) Large flour mills

(7) Vegetable oils including solvent extracted oils

(8) Soap with/without steam boiling process and synthetic detergent formulations

(9) Steam generating plants

(10) Manufacture of machineries and machine tools and equipments

(11) Manufacture of office and household equipments and appliances involving use of fossils fuel combustion

(12) Industrial gases (only nitrogen, oxygen and O2)

(13) Miscellaneous glass wears without involving use of fossil fuel combustion

(14) Optical glass

(15) Petroleum, storage and transfer facility

(16) Surgical and medical products including prophylactic and latex products

(17) Manufacture of power driven pumps, compressors, and Refrigeration units, fire fighting equipments, etc.

(18) Acetylene (synthetic)

(19) Glue and gelatin

(20) Metallic sodium

(21) Photographic films, papers and photographic chemicals

(22) Plant nutrients (manure)

(23) Ferrous and non-ferrous metals extraction, refining, casting/forging, alloy making processing, etc.

(24) Dry coal processing / mineral processing, industries like sintering, beneficiation, pelletisation, etc.

(25) Phosphate rock processing plants.

(26) Cement plants with horizontal rotary kilns

Verified RealEstate ™

(27) Glass and Glass products involving use of coal

(28) Petroleum refinery

(29) Petro-chemical industries

(30) Manufacture of lubricating oils and greases

(31) Synthetic rubber manufacture

(32) Coal, oil, nuclear and wood based thermal power plants

(33) Vanaspathi hydrogenated, vegetable oils/industrial purposes

(34) Sugar Mills (white and khandasari)

(35) Craft paper mills

(36) Coke oven by-products and coal tar – distillation products

(37) Alkalis

(38) Caustic soda

(39) Potash

(40) Electro thermal product (artificial abrasives, calcium carbide, etc.)

(41) Phosphorus and its compounds

(42) Acids and their salts (organic and inorganic)

(43) Nitrogen compound (cyanides, cynamides and other nitrogen compounds)

(44) Explosives (including Industrial explosives, detonators and fuses)

(45) Phthalic an hydrides

(46) Process involving chlorinated hydro carbon

(47) Chlorine, fluorine, aromine, iodine and their compounds

(48) Fertilizer industries

(49) Paper board and straw board

(50) Synthetic fibres

(51) Insecticides, fungicides, herbicides and pesticides (basic manufacture and formulation)

(52) Basic drugs

(53) Alcohol (industrial or potable)

(54) Leather industry including tanning and processing

(55) Coke making, coal liquefaction and fuel gas making industries

(56) Fibre glass production and processing

(57) Refractory

Verified RealEstate™

(58) Manufacture of pulp - wood pulp, mechanical or chemical (including dissolving pulp) and/paper making.

(59) Pigment dyes and their intermediates.

(60) Industrial carbons (including graphite, electrodes, anodes, midget electrons, graphite, blocks, crucibles, gas carbons activated, carbon synthetic diamonds, carbon black, black, lamp etc.)

(61) Electro chemicals (other than those covered under alkali group)

(62) Paints, enamels and varnishes

(63) Ploy propylene

(64) Poly vinyl chloride

(65) Chlorates, per chlorates and peroxides

(66) Polishes

(67) Synthetic resin and plastic products

Note: - Category of Industries modified time to time by Tamil Nadu Pollution Control Board will be applicable.

Verified RealEstate ™

**Annexure - IX**

[See rule 35 (23)]

**Regulations for Special Provisions for Hospital Buildings.**

(1) Ramps of minimum width 2.4 m and maximum slope of 1:12 shall be provided in all Hospital Buildings with Ground Floor/Stilt Floor +First Floor and above and floor area exceeding 300 sq.m. in each floor.

(2) Set back space alround the building with access for fire fighting vehicles to operate, as already laid down in the Development Regulations shall be provided as given below:

(i) For buildings less than 18.30 metres height, 6.0 metres wide set back alround.

(ii) For buildings between 18.30 metres and 30.0 metres height, 7.0 metres set back alround.

(iii) Set back area should be free of any obstruction, such as fountains, statues, flower pots, decorative idols, ramps etc., to facilitate movement of vehicle and people during emergency.

(3) Minimum of two large 'louvered windows' (with adequate safety provision) shall be provided in each floor for easy evacuation of persons, wherever the building is fully glazed.

(4) Fire Lifts with alternate power supply outside the building shall be provided.

(5) Fire fighting training shall be given for selected employees in each hospital. The Hospital Authorities shall approach the Directorate of Fire & Rescue Service Department (DF&RS) for imparting such training.

(6) Regular mock drills shall be conducted once in every six months with the help of DF&RS to ensure effective functioning of all safe guards built for fire and life safety.

(7) All Government/Private Hospitals shall display in suitable places, within the premises, declaration enlisting the fire safety measures and escape routes provided in the hospital. This declaration should be displayed on a board in Tamil and English.

Verified RealEstate™

**Annexure – X**

[See rule 54 (2) (b)]

**Sanitation requirements**

The requirement for fitments for drainage and sanitation in the use of buildings other than residential shall be in accordance with tables below

**Table: 1. Sanitation requirements for shops and Commercial Offices**

| Sl. No. | Sanitary Unit/ Fittings | For Personnel |
|---|---|---|
| 1. | Water closet | One for every 25 persons or part thereof, exceeding 15 (including employees and customers).<br>For female personnel 1 for every 15 persons or part thereof, exceeding 10. |
| 2. | Drinking Water Fountain | One for every 100 persons with a minimum of one on each floor. |
| 3. | Wash Basin | One for every 25 persons or part thereof. |
| 4. | Urinals | Nil up to 6 persons<br>1 for 7-20 persons<br>2 for 21-45 persons<br>3 for 40-70 persons<br>4 for 71-100 persons<br>From 101 to 200 add at the rate of 3%;<br>For over 200 persons add at the rate of 2.5%. |
| 5. | Cleaners' Sink | One per floor minimum, preferably in or adjacent to sanitary rooms. |

Note: Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1: 1 may be assumed.

**Table:2 Sanitation Requirements for Hotels**

Individual guest rooms shall have attached toilets. In addition, the following shall also be provided.

| Sl. No. | Sanitary Unit | For Residential Public staff | For non residential Staff | |
|---|---|---|---|---|
| | | | For male | For female |
| 1. | Water Closet (W.C.) | One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged | 1 for 1-15 persons<br>2 for 16-35 persons<br>3 for 36-65 persons<br>4 for 66-100 persons | 1 for 1-12 persons<br>2 for13-25 persons<br>3 for 26-40 persons<br>4 for 41-57 persons<br>5 for 58-77 persons<br>6 for 78-100 persons<br>Add 1 for every 6 persons or part thereof |

Verified RedEstate ™

| | | | | |
|---|---|---|---|---|
| 2. | Ablution Taps | One in each W.C | One in each W.C | One in each W.C. |
| 3. | Urinals | Nil | Nil up to 6 persons<br>1 for 7-20 persons<br>2 for 21-45 persons<br>3 for 40-70 persons<br>4 for 71-100 persons | Nil |
| 4. | Wash Basins | One per 10 persons | 1 for 15 persons<br>2 for 16-35 persons<br>3 for 36-65 persons<br>4 for 66-100 persons | 1 for 1-12 persons<br>2 for 13-25 persons<br>3 for 26-40 persons<br>4 for 41-57 persons<br>for 58-77 persons<br>6 for 78-100 persons |
| 5. | Baths | One per 10 persons | Nil | Nil |
| 6. | Cleaner's sinks | One per 10 persons.<br>Less occupants of room with bath in suite | Nil | Nil |
| 7. | Kitchen Sink | One in each Kitchen | One in each Kitchen | One in each Kitchen |

Note: i) It may be assumed that the two-thirds of the number are males and one- third females

ii) One water tap with drainage arrangements shall be provided for every 50 persons or part there of in the vicinity of water closet and urinals.

**Table:3 Sanitation Requirements For Public halls**

| Sl. No. | Sanitary Unit | For Male | For Female |
|---|---|---|---|
| 1. | Water Closet | One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof. | Two for 10 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof. |
| 2. | Ablution Taps | One in each W.C. | One in each W.C. |
| 3. | Urinals | One for 50 persons or part thereof. | Nil, upto 6 persons<br>1 for 7-20 persons<br>2 for 21-45 persons<br>3 for 46-70 persons<br>4 for 71-100 persons |
| 4. | Wash Basins | One per W.C. and urinal provided | One per W.C. provided |
| 5 | Kitchen Sink | One in each kitchen | One in each kitchen |
| 6. | Bath (shower) | One per 10 persons | |
| 7. | Cleaner's sinks | One per 30 Bed rooms (one per floor mimimum) | |

Note: i) It may be assumed that the two-thirds of the number are males and one- third females

ii) One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

Verified by RealEstate™

**Table:4 Sanitation Requirements for Educational Occupancy**

| Sl. No. | Sanitary Unit | Boarding Institutions | | Other educational Institutions | |
|---|---|---|---|---|---|
| | | Boys | Girls | Boys | Girls |
| 1. | Water Closet (W.C.) | One for 8 boys or part thereof | One for 6 girls or part thereof | One for 40 boys or part thereof | One for 25 girls or part thereof |
| 2. | Ablution Taps | One in each W.C. | One in each W.C. | One in each W.C. | One in each W.C. |
| 3. | Urinals | One per every 25 pupils or part thereof | -- | One per every 20 pupils or part thereof | -- |
| 4. | Wash Basins | One for every 8 pupils or part thereof | One for every 6 pupils or part thereof | One for every 40 pupils or part thereof | One for every 40 pupils or part thereof |
| 5. | Baths | One for every 8 pupils or part thereof | One for every 6 pupils or part thereof | -- | -- |
| 6. | Drinking Water Fountains | One for every 50 pupils or part thereof | One for every 50 pupils or part thereof | One for every 50 pupils or part thereof | One for every 50 pupils or part thereof |
| 7. | Cleaner's Sink | One per Floor minimum | One per Floor minimum | One per Floor minimum | One per Floor minimum |

**Table:5 Sanitation Requirements for Nursery Schools**

| Sl. No. | Sanitary Unit | Requirement |
|---|---|---|
| 1. | Water Closet | One for 15 boys, one for 6 girls |
| 2. | Ablution Taps | One in each W.C. |
| 3. | Urinals | one for 12 boys |
| 4. | Wash Basins | One for every 15 pupils or part thereof |
| 5. | Baths | One bath sink per 40 pupils |
| 6. | Drinking Water Fountains | One for every 50 pupils or part thereof |
| 7. | Cleaner's Sink | One per floor minimum |

Note: 1. One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinal.

2. For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings (Table 1).

Verified RealEstate

**Table:6 Sanitation Requirements for Governmental and Public Business Occupancy and Offices**

| Sl. No. | Sanitary Unit | For Male Personnel | For female Personnel |
|---|---|---|---|
| 1. | Water Closet (W.C.) | One for 25 persons or part thereof | One for 15 persons or part thereof |
| 2. | Ablution taps | One in each W.C. | One in each W.C. |
| 3. | Urinals | Nil upto 6 persons<br>1 for 7-20 persons<br>2 for 21-45 persons<br>3 for 46-70 persons<br>4 for 71-100 persons<br>From 101 to 200 add at the rate of 3%;<br>For over 200 persons add at the rate of 2.5%. | -- |
| 4. | Wash Basins | One for every 25 persons or part thereof | One for every 25 persons or part thereof |
| 5. | Drinking water fountains | One for every 100 persons with a minimum of one on each floor | One for every 100 persons with a minimum of one on each floor |
| 6. | Cleaner's Sinks | One per floor minimum; preferably in or adjacent to sanitary rooms. | -- |
| 7. | Executive Room / Conference Hall | Toilet Suite (1 WC, 1 washbasin, optional shower for 24 hr usage)<br>Unit could be common for Male / Female or separate depending on the number of user of each facility | |

Note: One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

**Table: 7 Sanitation Requirements for Residences**

| Sl. No. | Sanitary Unit | Dwelling with individual conveniences | Dwelling without individual conveniences |
|---|---|---|---|
| 1. | Bath Room | One provided with water tap | One for every two tenement |
| 2. | Water Closet (W.C.) | One | One for every two tenement |
| 3. | Sink (or Nahani) in the Floor | One | -- |
| 4. | Water Tap | One | One with drainage arrangement in each tenement<br><br>One in common bath rooms and common water closet. |

Note: Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

Verified © RealEstate ™

**Table:8 Sanitation Requirements for Assembly Occupancy Buildings (Cinema, Theaters, Auditoria. etc.)**

| Sl. No. | Sanitary Unit | For Public | | For Staff | |
|---|---|---|---|---|---|
| | | Male | Female | Male | Female |
| 1. | Water Closet | One for 100 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof | Two per 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 100 persons or part thereof | One for 15 persons.<br>Two for 16-35 persons | One for 1-12 persons.<br>Two for 13-25 persons add at the rate of 1 per 6 persons or part thereof |
| 2. | Ablution Taps | One in each W.C. | One in each W.C. | One in each WC | One in each WC |
| 3. | Urinals | One for 50 persons or part thereof | ____ | Nil upto<br>6 persons<br>One for 7-20 persons<br>Two for 21-45 persons | ____ |
| 4. | Wash Basins | One for every 200 persons or part thereof | One for every 200 persons or part thereof | One for 1-15 persons<br>Two for 16-35 | One for 1-12 persons<br>Two for 13-25 persons |
| 5. | Drinking Water Fountain | One per 100 persons or part thereof | | | |
| 6. | Cleaner's sink | One per floor | | | |
| 7. | Shower / Bathing | As per trade requirement | | | |

Note: - i) One water tap with draining arrangements shall be provided for every 50 persons or part

thereof in the vicinity of water closets and urinals.

ii) It may be assumed that two thirds of the numbers are males and one third females.

Verified RedEstate™

**Table:9 Sanitation Requirements for Assembly Buildings (Art, Galleries, Libraries and Museums)**

| Sl. No. | Sanitary Unit | For Public | | For Staff | |
|---|---|---|---|---|---|
| | | Male | Female | Male | Female |
| 1. | Water Closet (W.C.) | One for 200 persons upto 400 persons. For over 200 persons, add at the rate of 1 per 250 persons or part thereof | One per 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 150 persons or part thereof | One for 1-15 persons.<br><br>Two for 16-35 persons | One for 1-12 persons.<br><br>Two for 13-25 persons, add at the rate of 1 per 6 persons or part thereof |
| 2. | Ablution Taps | One in each W.C. | One in each W.C. | One in each W.C | One in each W.C |
| 3. | Urinals | One for 50 persons or part thereof | -- | Nil upto<br><br>persons<br><br>One for 7-20 persons<br><br>Two for 21-45 persons | -- |
| 4. | Wash Basins | One for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof. | One for every 200 persons or part thereof. For over 200 persons, add at the rate of 1 per 150 persons or part thereof | One for 1-15 persons<br><br>Two for 16-35 | One for 1-12 persons<br><br>Two for 13-25 persons |
| 5. | Cleaner's Sink | One per floor, minimum | | | |
| 6. | Drinking Water<br><br>Fountain | One per 100 persons or part thereof | | | |
| 7. | Shower/ Bath | As per each kitchen | | | |

Verified RedEstate™

**Table :10 Sanitation Requirements for Restaurants**

| Sl. No. | Sanitary Unit | For Public | | For Staff | |
|---|---|---|---|---|---|
| | | Male | Female | Male | Female |
| 1. | Water Closet (W.C.) | One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof | One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof | 1 for 15 persons.<br>2 for 16-35 persons.<br>3 for 36-65 persons.<br>4 for 66-100 persons. | 1 per 1-12 persons.<br>2 for 13-25 persons.<br>3 for 26-40 persons.<br>4 for 41-57 persons.<br>5 for 58-77 persons.<br>6for 78-100. persons. |
| 2. | Ablution Taps | One in each W.C. | One in each W.C. | One in each W.C. | One in each W.C. |
| 3. | Urinals | One for 50 persons or part thereof | -- | Nil upto 6 persons.<br>1 for 7-20 persons.<br>2 for 21-45 persons.<br>3 for 46-70 persons.<br>4 for 71-100 persons. | -- |
| 4. | Wash Basins | One for every water closet | | | |
| 5. | Kitchen Sinks & Dish Washer | One per each Kitchen | | | |
| 6. | Service Sink | One in the restaurant | | | |

Verified RedEstate ™

**Table:11 Sanitation Requirements for Factories**

| Sl. No. | Sanitary Unit | For Male Personnel | For female Personnel |
|---|---|---|---|
| 1. | Water Closet | 1 for 15 persons<br>2 for 16-35 persons<br>3 for 36-65 persons.<br>4 for 66-100 persons.<br>For 101 to 200 persons add at rate of 3%.<br>From over 200 persons, add at the rate of 2.5%. | 1 for 1-12 persons<br>1 for 13-25 persons.<br>2 for 26-40 persons.<br>3 for 41-57 persons.<br>4 for 58-77 persons.<br>5 for 78-100 persons.<br>For 101 to 200 persons, add at the rate of 5%. From over 200 persons add at the rate of 4%. |
| 2. | Ablution Taps | One in each W.C | One in each W.C. |
| 3. | Urinals | Nil upto 6 persons<br>1 for 7-20 persons<br>2 for 21-45 persons<br>3 for 46-70 persons<br>4 for 71-100 persons<br>From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%. | -- |
| 4. | Washing Taps with draining arrangement | One for every 25 persons or part thereof | |
| 5. | Drinking Water Fountains | One for every 100 persons with a minimum of one on each floor | |
| 6. | Baths Preferably Showers | As required for particular trade or occupation | |
| 7. | Emergency shower and eye wash fountain | 1 per every shop floor per 500 persons | |

Note:

i) For many trades of a dirty or dangerous character, more extensive provisions are required.

ii) One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinal

iii) Crèches where provided shall be fitted with water closets (One for 10 persons or part thereof), wash basins (1 for 15 persons or part thereof) and drinking water tap with drinking arrangement for every 50 persons or part thereof.

Verified RealEstate ™

**Table -12 Sanitary Requirements for Large Stations and Airports**

| Sl. No. | Place | W.C. for Males | W.C. for Females | Urinals for Males only |
|---|---|---|---|---|
| 1. | Junction Stations, Intermediate Stations and Substations | 3 for first 1000 persons, add 1 for subsequent 1000 persons or part thereof. | 8 for first 1000 persons, add 1 for every additional 1000 persons or part thereof. | 4 for every 1000 person, add 1 for every additional 1000 persons or part thereof. |
| 2. | Terminal Stations and Bus Terminals | 4 for first 1000 persons and 1 for every additional 1000 persons or part thereof. | 10 for every 1000 person and 1 for every additional 1000 persons or part thereof. | 6 for every 1000 person and 1 for every additional 1000 persons or part thereof. |
| 3. | Domestic Airports | | | |
| | Minimum. | 2* | 4* | 1 per 40 persons or part thereof. |
| | For 200 persons | 5 | 16 | |
| | For 400 persons | 9 | 30 | |
| | For 600 persons | 12 | 40 | |
| | For 800 persons | 16 | 52 | |
| | For 1000 persons | 18 | 58 | |
| 4. | International Airports | 6 | 20 | 1 per 40 persons or part thereof. |
| | For 200 persons | | | |
| | For 600 persons | 12 | 40 | |
| | For 1000 persons | 18 | 58 | |

Note:

Provision for wash basins, baths including shower stalls, shall be in accordance with part ix section 2- Drainage and Sanitation of National Building Code of India.

* At least one Indian style water closet shall be provided in each toilet. Assume 60 % males and 40% females in any area. At least 50 % of female WCs may be Indian pan and 50% EWC.

Verified RedEstate™

**Table13 General Standards/Guidelines for Public Toilets in Public Area**

| | |
|---|---|
| Public Toilet | On roads and for open areas: At every 1 km, including in parks, plaza, open air theatre,<br><br>swimming area, car parks, fuel stations. Toilets shall be disabled-friendly and in 50-50 ratio (M/F). Provision may be made as for Public Rooms (Table 4.10 Contd) |
| Signage | Signboards on main streets shall give directions and mention the distance to reach the nearest<br><br>public convenience. Toilets shall have multi-lingual signage for the convenience of visitors. Helpline number shall be pasted on all toilets for complaints/queries. |
| Modes | Pay and use or free. In pay and use toilets entry is allowed on payment to the attendant or by<br><br>inserting coin and user gets 15 minutes. |
| Maintenance/<br><br>Cleaning | The toilet should have both men and women attendants. Alternatively automatic cleaning<br><br>cycle covering flush, toilet bowl, seat, hand wash basin, disinfecting of floor and complete drying after each use can be adopted, which takes 40 seconds.<br><br>Public toilet shall be open 24 hours. |

Verified RedEstate™

**Annexure – XI**

[See rule 51]

**Structural Design and Safety**

Indian Standards to be taken into consideration for structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel are given below:

**For General Structural Safety**

(1) IS: 456:2000 "Code of Practice for Plain and Reinforced Concrete"

(2) IS: 800-1984 "Code of Practice for General Construction in Steel"

(3) IS: 801-1975 "Code of Practice for Use of Cold Formal Light Gauge Steel Structural Members in General Building Construction"

(4) IS 875 (Part 2):1987 "Design loads (other than earthquake) for buildings and structures Part2 Imposed Loads"

(5) IS 875 (Part 3):1987 "Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads"

(6) IS 875 (Part 4):1987 "Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads"

(7) IS 875 (Part 5):1987 "Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination"

(8) IS: 883:1994 "Code of Practice for Design of Structural Timber in Building"

(9) IS: 1904:1986 "Code of Practice for Structural Safety of Buildings: Foundation"

(10) IS1905:1987 "Code of Practice for Structural Safety of Buildings: Masonry Walls"

(11) IS 2911 (Part 1): Section 1:2010 "Code of Practice for Design and Construction of Pile Foundation Section 1

Part 1: Section 2 Bored Cast-in-situ Piles

Part 1: Section 3 Driven Precast Concrete Piles

Part 1: Section 4: 1984 Bored precast Concrete Piles

Part 2: 1980 Timber Piles

Part 3 1980: Under Reamed Piles

Part 4 1985: Load Test on Piles"

**For Cyclone/Wind Storm Protection**

(12) IS 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"

(13) Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low rise houses and other building

**For Earthquake Protection**

(14) IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"

Verified RedEstate ™

(15) IS: 13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"

(16) IS: 4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"

(17) IS: 13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"

(18) IS: 13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines",

(19) IS: 13935-1993 "Repair and Seismic Strengthening of Buildings -Guidelines"

(20) The repair of structures should be undertaken as per IS:15988

**For Protection of Landslide Hazard**

(21) IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.

(22) IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls

(23) IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls

(24) IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation

Note: Whenever an Indian Standard including those referred in the National Building Code or Bureau of Indian Standards is referred, the latest revision and additions of the same shall be followed except specific criteria, if any, mentioned above against that code.

Verified RedEstate™

**Annexure – XII**

[See rule 51 (8)]

**Protection against Natural Hazards**

**1. Protection from Earthquakes**

(1) In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in these rules and the National Building Code.

(2) Soils subjected to liquefaction potential under earthquake shaking shall be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.

(3) Buildings and structures shall be founded on deep bearing piles going to non-liquefiable dense layers.

(4) Steep slopes shall be made more stable by terracing and construction of retaining walls and breast walls, and by ensuring good drainage of water so that the saturation of the hill-slope is avoided.

(5) Any other appropriate engineering intervention that may be required to save the buildings, structures, or infrastructure from the fury of the earthquake shall be made.

**2. Protection from Cyclonic Wind Damage / Flooding /Tsunami**

(1) Buildings, structures and infrastructures in the cyclone prone areas shall be designed according to the Indian Standards and Guidelines as provided in these rules and the National Building Code.

(2) Light utility structures used for electrical transmission and distribution and towers for communications, Chimneystacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.

(3) In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed or long piles which shall penetrate the marine clay layer and rest on dense sand stratum, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing, using a very low bearing pressure.

(4) Wherever, the topsoil could become slushy due to flooding, the top layer of 30 cm depth of soil shall not be considered for providing lateral stability.

(5) In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing up to the probable maximum surge level.

(6) Protection of areas from floods may require one or more of the following actions:

(a) Raising the site above the high flood level.

(b) Construction or improvement of drainage paths to effectively drain the water from the site area

(c) Construction of buildings and structures on deep foundations going below the depth of scour or on stilts with deep enough foundations under water.

Verified RealEstate

**Annexure – XIII**

[See rule 23]

**Registration, Qualification and Duties and Responsibilities of Architects, Engineers, Structural Engineers, Construction Engineers, Quality Auditors, Geo-Technical Engineer, Town Planners and Developers**

**(1) Registered Architect (RA)**

(a) **Registration**

On the basis of their academic qualifications and experience, Architects shall be "Registered" in two "Grades". (The purpose is not to licence to practice, but to register such professionals to help to achieve compliance of these rules for the development or construction by the owners or developers). The eligibility criteria for registration in each "Grade" and the "Scope of Work" which can be entrusted to the Architects of each "Grade" are given below.

i) **Architect Grade-I**

Scope of work: To prepare plans, designs and drawings for any type of buildings or developments including High rise buildings and layout developments

Eligibility: The person with B.Arch or equivalent degree with minimum 2 years experience (after obtaining the degree) in professional work shall have registered with Council of Architects under the provisions of the Architects Act, 1972.

And

The evidence for registration of Architects with the council of Architects and subsequent renewal have to be produced.

ii) **Architect Grade-II**

Scope of work: To prepare plans, designs and drawings for small developments stated in clause (1) (a) of Rule 35

Eligibility: Diploma in Architecture with 5 years experience (after obtaining the Diploma) in professional work.

b) **Duties and responsibilities**

i. He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and for making adequate provisions for services and equipments and protection from fire hazards as per NBC.

ii. He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under the rule and obtain the same and keep it ready in the site for inspection by the competent authorities.

iii. He is solely responsible for obtaining the certificates required under this rule from the registered professionals.

iv. In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority

Verified RedEstate ™

v. If the services of the registered architect on record are terminated he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the preceding architect shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.

vi. The registered architect appointed shall inform the competent authority immediately on termination of the services of the registered structural engineer on record , registered construction engineer on record , or any change of owner or registered developer.

vii. He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.

viii. He shall instruct the concerned person or agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development

ix. He should inform in the progress report about satisfactory working conditions for the workers as per the various acts in force and binding on the employers of workers,

x. If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately

xi. He should provide all certificates and reports as required under these rules

(**2) Registered Engineer (RE)**

a) **Registration**

On the basis of their academic qualifications and experience, Engineers shall be "Registered" in three "Grades". The eligibility criteria for registration in each "Grade" and the "Scope of Work" which can be entrusted to the Engineer of each "Grade" are given below.

i) **Grade-I**

Scope of work: To prepare plans, designs and drawings for any type of buildings or developments including High rise buildings and layout developments;

Eligibility: B. E. Civil or equivalent degree or A.M.I.E. with minimum 10 years experience (after obtaining the degree) in professional work.

ii) **Grade-II**

(i) Scope of work: To prepare plans, designs and drawings for Non High rise building (i.e. upto 18.30m. in height) and layout developments on lands upto 10 hect. in extent.

Eligibility: B. E. Civil or equivalent degree with minimum 5 years experience (after obtaining the degree) in professional work.

iii) **Grade-III**

Scope of work: To prepare plans, designs and drawings for small developments stated in clause (1) (a) rule 35 and excluding the above mentioned structures for Grade-I and Grade-II and layout developments on lands upto 5 hect. in extent.

Eligibility: i) Diploma in Civil Engineering with 5 years experience (after obtaining the diploma) in professional work, or

(ii) B. E. Civil or equivalent degree with minimum 3 years experience (after obtaining the degree) in professional work,

b) **Duties and responsibilities**

i. He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and for making adequate provisions for services and equipments and protection from fire hazards as per NBC.

ii. He shall be responsible to see that the structure serviceable for its intended uses.

iii. To inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC. He is responsible for quality of material and execution.

iv. He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under the rule and obtain the same and keep it ready in the site for inspection by competent authorities.

v. He is solely responsible for obtaining the certificates required under this rule from the registered professionals

vi. In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.

vii. In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.

viii. If the services of the registered engineer on record are terminated, he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The registered engineer appointed as replacement of the preceding engineer shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.

ix. If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately.

x. The registered engineer appointed shall inform the competent authority immediately on termination of the services of the registered structural engineer on record , registered construction engineer on record , or any change of owner or registered developer.

xi. He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts

Verified RealEstate™

xii. He shall instruct the concerned person or agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development

xiii. He should inform in the progress report about satisfactory working conditions for the workers as per the various acts in force and binding on the employers of workers,

xiv. To provide all certificates and reports as required under this rule.

**(3) Registered Structural Engineer (RSE)**

(a) **Registration**

On the basis of their academic qualifications and experience, Structural Engineers shall be "Registered" in two "Grades". The eligibility criteria for registration in each "Grade" and the "Scope of Work" which can be entrusted to the Structural Engineer of each "Grade" are given below.

i) **Grade-I**

Scope of work: To prepare structural design and structural drawings for any type of buildings including High rise buildings

Eligibility: M. E., or equivalent degree in structures or Earthquake Engineering or Ph.D. in the subject with minimum 5 years of experience (after obtaining the degree) in structural design work at a responsible position as a structural designer.

Note: The experience as stated above shall be under a Structural Engineer on Record. (This requirement shall be waived for the first ten years of the notification of these Rules)

ii) **Grade-II**

Scope of work: To prepare structural design and structural drawings for small developments stated in clause (1) rule 35 and excluding the above mentioned structures for Grade-I

Eligibility: (ii) B. E. Civil or equivalent degree with minimum 3 years experience (after obtaining the degree) in structural design work at a responsible position as a structural engineer, or

(iii) M.E. or equivalent degree in Structures/ Earthquake Engineering or Ph.D. in the subject with minimum 1 years of experience (after obtaining the degree) in structural design work at a responsible position as a structural engineer .

Note: The experience as stated above shall be under a Structural Engineer on Record. (This requirement shall be waived for the first ten years of the notification of these Rules)

(b) **Duties and responsibilities**:

i. To prepare a report on the structural design and to prescribe the method and techniques of its execution as per relevant IS specifications and NBC.

Verified PadEstate TM

In the case of High rise buildings.

(a) To get required soil (geo-technical) investigation done from an approved laboratory and submit the report concerning the same in prescribed format to the competent authority.

(b) To get the structural Design checked through third party verification and submit a certificate concerning the same to the competent authority.

ii. To prepare and submit design basis report

iii. To prepare a detailed report on structural drawings and specifications for execution indicating thereon design live loads, safe soil baring capacity, specification of materials, assumption made in the design, special precautions to be taken by contractor or builder to suit the designs and assumptions etc.

iv. To supply copies of structural drawings to the Registered Construction Engineer on Record (CER) and the site supervisor and keep it ready for inspection of the competent authority during progress certification.

v. To ensure that the structural components are executed without any deviation of the submitted structural drawing.

vi to inspect the work at all important stages and certify the work being executed for structural safety and over all structural soundness of the building and as per the original structural drawings and furnish a copy of the certificate to Registered Architect or Registered Engineer for submission to the competent authority periodically along with progress report, structural inspection report and completion report.

vii. To advice the owner or developer or architect or engineer for arranging for tests purpose and their report for soil, building material etc., for his evaluation and design consideration.

viii. To review field test result at progressive stages as per NBC and submit the same to the competent authority. He shall also inform the competent authority if any deviations in quality of materials or execution.

ix. to inform the Registered Architect or Registered Engineer of any structural deviations noticed by him during the progress of work, who in turn will inform the same to the competent authority

x To inform in writing the competent authority within 7 days if for any reason he is relieved of appointment or responsibilities as the registered structural engineer(RSE) for the development.

xi. Not to provide services to further or advance work of any type of development that does not comply with these rules or is unauthorised as per these rules.

xii. If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately to Registered Architect or Registered Engineer who will inturn will inform the same to the competent authority

xiii. To provide all certificates and reports as required under this rule.

**(4) Registered Construction Engineer (RCE)**

a) **Registration**

The requirements for registration shall be:

(i) B.E. Civil or equivalent degree or A.M.I.E. with five years experience (after obtaining the degree) in construction , or

(ii) Diploma in Civil Engineering with seven years experience (after obtaining the diploma) in construction, or

(iii) B. Arch or equivalent with 5 years of experience (after obtaining the degree) in construction registered with Council of Architects under the provision of Architects Act

Verified by RealEstate ™

Note: The experience as stated above shall be under one or more Construction Engineer on Record of one or more reputed construction companies. Such company or companies established within or outside the area of jurisdiction of the competent authority shall be of minimum ten years of standing.

b) **Duties and responsibilities**

All construction works (except the small developments defined in the clause (1) (a) rule 35) shall be carried out under the supervision of a CER.

i. To adhere strictly to the structural drawings, specifications and written instructions of the Registered Structural Engineer on Record and Registered Architect on Record or Registered Engineer on Record

ii. To ensure that the structural components are executed without any deviation of the submitted structural drawing.

iii. To follow the provisions of NBC. or I.S. specifications as regards materials, components, quality control and the process of construction.

iv. He shall be responsible to see that the structure serviceable for its intended uses.

v. To inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC and submit the reports to Registered Architect or Registered Engineer. The same has to be kept in the site for inspection by the competent authority.

vi. He is responsible for quality of material and execution.

vii. To provide for safety of workers and others during excavation, construction and erection.

viii. To provide safe and adequate temporary structures required for construction and erection.

*ix.* To bring to the notice of the registered Structural Engineer on record and Registered Architect on record or Registered Engineer on record any situation of circumstances which in his opinion are liable to endanger the safety of the structure. The Registered Architect or Registered Engineer will in turn intimate to the competent authority

x. To deposit with the Registered Architect or Registered Engineer for submission to the competent authority one set of working drawings of the works executed along with the progress certificates before proceeding with the next stage of the work.

xi. He/she shall be in overall charge of the site and responsible for overall supervision of the work.

xii. He/she shall ensure that all the work under his charge is carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect on record or Registered Engineer on record.

xiii. He/she shall take adequate measures to ensure that no damage is caused to the work under construction and adjoining properties.

xiv. He/she shall also ensure that no undue inconvenience is caused in the course of his/her work to the people in the neighborhood.

xv. He shall also ensure that no nuisance is caused to traffic & neighboring people by way of noise, dust, smell, vibration etc. in the course of his/her work. If there are deviations to approved plan/unauthorized additional construction, the same has to be intimated to Registered Architect or Registered Engineer who will in turn will inform the same to the competent authority

Verified RealEstate™

xvi. To provide all certificates and reports as required under this rule.

**(5) Registered Quality Auditor (RQA)**

a) **Registration**

The requirements for registration shall be:

(i) B.E. Civil or equivalent degree with five years experience (after obtaining the degree) in testing of building materials including concrete and/or experience in quality control work with a reputed construction agency.

(ii) M.E. (Civil) or equivalent with two years experience (after obtaining the degree) stated above.

Note: The experience as stated above shall be under one or more registered quality auditors/ under one or more reputed construction companies or agencies. Such companies or agencies established within or outside the area of jurisdiction of the competent authority shall be of minimum ten years of standing.

b) **Duties and responsibilities**

(i) The construction work of a High rise building executed by CER shall be under an independent quality inspection programme prepared and implemented under the supervision of an independent QAR.

(ii) At the time of seeking permission from competent authority for starting construction of a High rise building of special structures CER shall submit an undertaking from QAR that:

a) The QAR is agreeable to accept the assignment to implement the quality inspection programme, and that the appointed QAR is acceptable to the Owner/Developer.

b) The QAR will get all the testing of building materials, concrete etc. done by an independent approved testing laboratory.

iii).During construction of a High rise building the QAR shall carry out necessary testing of materials as well as non-destructive testing of structural components with the help of approved testing laboratory and submit to the CER, Registered Architect / Registered Engineer and the owner/developer, the reports as per quality inspection programme.

(iv.)Upon completion of the construction of High rise building or the special structure the QAR shall submit the report and certificate in the prescribed format based on the quality inspection programme. This report and certificate will be submitted to the CER, Registered Architect/Registered Engineer and the owner/developer for final submission to the competent authority to provide all certificates and reports as required under this rule.

**(6) Registered Geo-Technical Engineer (RGTE)**

a) **Registration**

For foundation work, the requirements for registration Geo-technical Engineer on Record

shall be*:*

(i) M.E. (or equivalent) in Geo-technical Engineering with minimum 5 years of experience(after obtaining the degree)

(ii) The experience as stated above shall be under one or more Geo-technical Engineer or agency. Such agencies established within of outside the area of jurisdiction of the competent authority shall be of minimum ten years of standing.

(iii) The Geo-technical Engineer shall state the Laboratory he will be using.

b) **Duties and Responsibilities**:

Verified RedEstate™

All High Rise Buildings shall have, for foundation work, the services of a Registered Geo-technical Engineer on Record.

i To carry out soil investigation at proposed locations as per specifications of Registered Structural Engineer on Record (SER)

ii To recommend various type foundation for proposed structure and loading with supporting calculations

iii To enable SER to take site decision in case strata different investigation report is met with.

iv To list out precautionary measures so that there is no damage to adjacent property.

**(7) Registered Town Planner**

a) **Registration**

For layout developments /subdivisions, the requirements for registration Town Planner shall be*:*

Masters degree in Town and Country Planning or in Urban Planning or in City Planning or in Regional Planning or in Housing or an equivalent degree with minimum 2 years experience (after obtaining the degree), or

A.I.T.P. with minimum 2 years experience (after passing the examination/becoming the member)

b) **Duties and Responsibilities**:

i. Preparation of plans for land subdivisions/layouts,

ii. He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plan but also is in conformity with the stipulations / conditions of approval. He shall inform the competent authority of any deviation with reference to the approved plan.

iii. If the services of the Registered Town Planner are terminated he shall immediately inform the competent authority about his termination. The Registered Town Planner appointed as replacement of the preceding Town Planner shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on that site with reference to the approved plan and the stage at which he is taking over the change.

iv. The Registered Town Planner shall inform the competent authority immediately any change of owner or developer before getting permission for sub division / layout under these rules.

v. He shall instruct the concerned person/agency that adequate provisions are made for ensuring the safety of workers and others during the layout development.

vi. to provide all certificates and reports as required under this rule.

**(8) Registered Landscape Architect**

**a) Registration**

For the work related to landscape design for building/ layout development for land extending 5 hectares and above, the requirements of registration of landscape architect shall be Bachelor or Master's Degree in landscape architecture or equivalent from recognized Indian or Foreign Universities.

**b) Duties and Responsibilities**

i. Preparation of landscape designs for buildings/ layout developments

ii. Shall be responsible for the maintenance of the natural eco system

iii. shall inform the competent authority if there are any intervention to the natural scape

Verified RealEstate™

iv. He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plan but also is in conformity with the stipulations / conditions of approval.

v. If the service of the Registered Landscape Architect is terminated he shall immediately inform the competent authority about his termination. The Registered Landscape Architect appointed as replacement of the preceding Landscape Architect shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on that site with reference to the approved plan and the stage at which he is taking over the change.

vi. The Registered Landscape Architect shall inform the competent authority immediately any change of owner or developer before getting permission for sub division / layout under these rules.

**(9) Registered Developer**

a) **Registration**

i. Generally the person / firm who apply to register as developer shall have experience in the field of construction or real estate development.

ii. The developer have to be an IT Assessee.

b) **Duties and responsibilities**

The responsibilities of developers shall be:

i. To obtain planning permission from Competent Authority and building permission from the Executive Authority of Local body prior to commencement of construction / development

ii. To appoint Registered Architect / Registered Engineer/Construction Engineer and Registered Structural Engineer and other required professionals stated in these rules

iii. The appointment of the Registered Architect/ Registered Engineer /Registered Construction Engineer/ Registered Structural Engineer shall mean that he (the Developer) has authorised the Registered Architect / Registered Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as CER, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project, in consultation with the developer.

iv. To obtain and submit to the competent authority, along with application for building permission the required certificates/report/ undertakings ,each progress report through Registered Architect/Registered Engineer and application for occupancy certificate.

v. To obtain at relevant stages certificates from them, for submission to the competent authority, through Registered Architect/Registered Engineer that in designing the building/ development and providing detailed drawings and specifications for it they have complied with requirements as laid out in these rules

vi. To obtain and adhere to the quality assurance procedure prepared by the CER.

vii. To adequately enable the CER to carry out his responsibilities.

viii. To certify along with the CER that construction/ development has been carried out as per the design, detailed drawings and specifications provided by the Registered Architect on Record/ Registered Engineer on Record and Registered Structural Engineer on Record.

Verified © RealEstate

ix. To regularly submit progress reports and certificates through Registered Architect/Registered Engineer as required by the competent authority.

x. To inform in writing the competent authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer.

xi. To inform in writing to the competent authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities or have resigned.

xii. He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction of Registered Architect on Record / Registered Engineer on Record / Registered Construction Engineer on Record / Registered Structural Engineer on Record and shall bear all responsibilities for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.

xiii. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the completion certificate or occupancy certificate as applicable from the competent authority.

xiv. He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the rules.

xv. He shall make available copies of titles for the land, approved plans and all certificates issued by the competent authority under these rules to the prospective purchasers of the premises.

xvi. He should inform in the progress report about satisfactory working conditions for the workers as per the various acts in force and binding on the employers of workers,

xvii. He shall instruct the concerned person/agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts

xviii. If there are deviation to approved plan/unauthorized additional construction, the same has to be intimated immediately to the competent authority and Registered Architect /Registered Engineer.

xix. He shall be responsible to see that the structure serviceable for its intended uses.

xx. To provide all certificates and reports as required under this rule.

Verified RedEstate

**Annexure – XIV**

[See rule 51 (3)]

**Form 1**

**Structural Design Basis Report**

(1) This report to accompany the application for Building Developments

| **Part1** | **General Data** | | |
|---|---|---|---|
| **S.No.** | **Description** | **Information** | **Notes** |
| 1. | Site Address<br>..... | | |
| 2 | Name of Owner | | |
| 3 | Name of Registered Developer along with the Registration Number | | |
| 4 | Name of Registered Architect/Engineer along with the Registration Number | | |
| 5 | Name of Registered Structural engineer along with the Registration Number | | |
| 6 | Use of the building | | |
| 7 | Number of stories above ground level (including storeys to be added later, if any) | | |
| 8 | Number of basements below ground level | | |
| 9 | Type of structure<br>Load bearing walls<br>R.C.C. frame<br>R.C.C. frame and Shear Walls<br>Steel frame | | |
| 10 | Soil data<br>Type of soil<br>Design safe bearing capacity | | IS:1893 C1.6.3.5.2<br>IS: 1904<br>IS: 1892<br>IS: 2131<br>IS: 2720 |
| 11 | Dead loads (unit weight adopted)<br>• Earth<br>• Water<br>• Brick masonry<br>• Plain cement concrete<br>• Reinforced cement concrete<br>• Floor finish<br>• Other fill materials | | IS: 875 Part 1 |
| 12 | Imposed (live) loads<br>Floor loads<br>Roof loads | | IS: 875 Part 2 |
| 13 | Cyclone/Wind<br>• Speed<br>• Design pressure intensity | | IS: 875 Part 3 |

Verified RedEstate ™

| | | | |
|---|---|---|---|
| 14 | Seismic zone | | IS: 1893 (2002) |
| 15 | Importance factor | | IS:1893(2002) Table 6 |
| 16 | Seismic zone factor (Z) | | IS:1893 Table 2 |
| 17 | Response reduction factor | | IS:1893 Table 7 |
| 18 | Fundamental natural period – approx. | | IS:1893 C1.7.6 |
| 19 | Design horizontal acceleration spectrum value ($A_h$) | | IS: 1893 C1.6.4.2 |
| 20 | ♥ Expansion/Separation Joints | | |
| 21 | Building is regular/irregular | | IS 1893 |

♥ Enclose detailed drawings drawn to scale for each floor

♦ In case terrace garden is provided, indicate additional fill load and live load along with the detailed drawings drawn to scale

| **Part 2** | **Load bearing masonry buildings** | | |
|---|---|---|---|
| **Sl.No.** | **Description** | **Information** | **Notes** |
| 1 | Building category | | IS: 4326 C1.7<br>Read with IS:1893<br>Zone / Bldg.: II III IV V<br>Ordinary: B C D E<br>Important: C D E E |
| 2 | Basement Provided | | |
| 3 | Number of floors including Ground Floor (all floors including stepped floors in hill slopes) | | |
| 4 | Type of wall masonry | | |
| 5 | Type and mix of Mortar | | IS: 4326 C1.8.1.2 |
| 6 | Re: size and position of openings (See note No.[i])<br>• Minimum distance (b5)<br>• Ratio $(b_1+b_2+b_3)/1_1$ or $(b_6+b_7)/1_2$<br>• Minimum pier width between consequent opening ($b_4$)<br>• Vertical distance ($h_3$)<br>• Ratio of wall height to thickness 4<br>Ratio of wall length between cross wall to thickness | | IS: 4326 Table 4, Fig.7 |
| 7 | Horizontal seismic band<br>• at plinth level<br>• at window sill level<br>• at lintel level<br>• at ceiling level | P IP NA<br>□ □ □<br>□ □ □<br>□ □ □<br>□ □ □ | (see note No.2)<br>IS:4326 C1 8.4.6<br>IS: 4326 C1 8.3<br>IS: 4326 C1 8.4.2<br>IS: 4326 C1 8.4.3<br>IS: 4326 C1 8.4.3 |

Verified RedEstate

| | | | |
|---|---|---|---|
| | • at eave level of sloping roof<br>• at top of gable walls<br>• at top of ridge walls | □ □ □<br>□ □ □<br>□ □ □ | IS: 4326 C1 8.4.3<br>IS: 4326 C1 8.4.4 |
| 8 | Vertical reinforcing bar<br>at corners and T junction of walls<br>at jambs of doors and window openings | □ □ □<br>□ □ □ | IS: 4326 C1 8.4.8.<br>IS: 4326 C1 8.4.9 |
| 9 | Integration of prefab roofing/flooring elements through reinforced concrete screed. | □ □ □ | IS:4326 C1 9.1.4 |
| 10 | Horizontal bracings in pitched truss in horizontal plane at the level of ties in the slopes of pitched roofs | □ □ □<br>□ □ □ | |

Notes: (i) Information in Item 6 should be given on separate A4 sheets for all walls with large number of openings

(ii) IP indicated "Information Provided"

IP indicates "Information to be provided"

NA indicates "Not Applicable"

Tick mark one box

| **Part 3** | **Reinforced concrete framed buildings** | | |
|---|---|---|---|
| **Sl. No.** | **Description** | **Information** | **Notes** |
| 1 | Type of building<br>• Regular frames<br>• Regular frames with Shear Walls<br>• Irregular frames<br>• Irregular frames with Shear Walls<br>• Soft storey | | IS: 1893 C1 7.1 |
| 2 | Number of basements | | |
| 3 | Number of floors including ground floor | | |
| 4 | Horizontal floor system<br>• Beams and slabs<br>• Waffles<br>• Ribbed floor<br>• Flat slab with drops<br>• Flat plate without drops | | |
| 5 | Soil data<br>• Type of soil<br>• Recommended type of foundation<br>-Independent footings<br>-Raft<br>-Piles<br>• Recommended bearing capacity of soil | | IS: 1498 |

Verified RedEstate ™

| | | | |
|---|---|---|---|
| | • Recommended type, length, diameter and load capacity of piles<br>• Depth of water table<br>• Chemical analysis of ground water<br>• Chemical analysis of soil | | |
| 6 | Foundations<br>Depth below ground level<br>Type<br>Independent<br>Interconnected<br>Raft<br>Piles | | |
| 7 | System of interconnecting foundations<br>Plinth beams<br>Foundation beams | | IS: 1893 C1 7.12.1 |
| 8 | Grades if concrete used in different parts of building | | |
| 9 | Method of analysis used | | |
| 10 | Computer software used | | |
| 11 | Torsion included | | IS: 1893 C1 7.9 |
| 12 | Base shear<br>a. Based on approximate fundamental period<br>b. Based on dynamic analysis<br>c. Ratio of a/b | | IS: 1893 Cl. 7.5.3 |
| 13 | Distribution of seismic forces along the height of the building. | | IS:1893 Cl.7.7<br>(Provide sketch) |
| 14 | The Column of soft ground storey specially designed. | | IS: 1893 Cl.7.10 |
| 15 | Clear minimum cover provided in<br>• Footing<br>• Column<br>• Beams<br>• Slabs<br>• Walls | | IS: 456 Cl. 26.4 |
| 16 | Ductile detailing of RC frame<br>• Type of reinforcement used<br>• Minimum dimension of beams<br>• Minimum dimension of columns<br>• Minimum percentage of reinforcement of beams at any cross section<br>• Maximum percentage of reinforcement at any section of beam<br>• Spacing of transverse reinforcement in 2-d length of beams near the ends<br>• Ratio of capacity of beams in shear to capacity of beams in flexure<br>• Maximum percentage of reinforcement in column | | IS: 456 Cl. 5.6<br>IS: 13920 Cl.6.1<br>IS: 13920 Cl.7.1.2<br>IS: 456 Cl.26.5.1(a)<br>IS: 13920 Cl.6.2.1<br>IS: 456 Cl.26.5.1.1(b)<br>IS: 13920 Cl.6.2.2<br>IS: 13920 Cl.6.3.5<br>IS: 456 Cl.26.5.3.1<br>IS: 13920 Cl. 7.4 |

Verified RealEstate ™

| | | | |
|---|---|---|---|
| | • Confining stirrups near ends of columns and in beam-column joints<br>Diameter<br>Spacing<br>• Ratio of shear capacity of columns to maximum seismic shear in the storey. | | |
| 17 | Does the features require clearance by SDRP<br>Example: High rise building<br>Prefab building<br>Building in hazard prone areas | | |

**Foundation**

i. In case raft foundation has been adopted, indicate K value used for analysis of the raft.

ii. Incase pile foundations have been used, give full particulars of the piles, type, dia, length, capacity

iii. In case of high water table, indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

**Idealization for Earthquake analysis**

i. In case of composite system of shear walls and rigid frames, give distribution of base shear in the two systems on the basis of analysis, and that used for design of each system

ii. Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

iii. Submit framing plans of each floor

iv. In case of basements, indicate the system used to contain earth pressures.

| **Part 4** | **Buildings in structural steel** | | |
|---|---|---|---|
| 1 | Adopted method of design | o Simple<br>o Semi-rigid<br>o Rigid | IS:800 Cl 3.4.4<br>IS:800 Cl.3.4.5<br>IS:800 Cl.3.5.6 |
| 2 | Design based on | o Elastic analysis<br>o Plastic analysis | IS: 800 Section-9<br>SP;6 (6) |
| 3 | Floor construction | o Composite<br>o Non composite<br>o Boarded | |
| 4 | Roof construction | o Composite<br>o Non composite<br>o Metal<br>o Any other | |
| 5 | Horizontal force resisting system adopted | Frames<br>Braced frames<br>Frames & shear walls | Note: Seismic force As per IS:1893 Would depend on system |
| 6 | Slenderness ratios maintained | Members defined in Table 3.1, IS:800 | IS 800; Cl.3.7 |
| 7 | Member deflection | Beams, Rafters | IS:800 Cl.3.13 |

Verified RedEstate ™

| | | | |
|---|---|---|---|
| | limited to | Crane Girders, Purlins<br>Top of columns | |
| 8 | Structural members | o Encased in concrete<br>Not encased | IS: 800 Section-10 |
| 9 | Proposed material | o General weld-able<br>o High strength<br>o Cold formed<br>o Tubular | IS: 2062<br>IS: 8500<br>IS: 801, 811<br>IS: 806 |
| 10. | Minimum metal thickness Specified for corrosion protection | o Hot rolled sections<br>o Cold formed sections<br>o Tubes | IS: 800, Cl.3.8<br>Cl.3.8.1 to Cl.3.8.4<br>Cl.3.8.5 |
| 11 | Structural connections | o Rivets<br>o CT Bolts<br>o S H F G Bolts<br>o Black Bolts<br>o Welding field<br>Shop (Specify welding type proposed) Composite | IS: 800, Section-8<br>IS: 1929, 2155, 1149<br>IS 6639, 1367<br>IS 3757, 4000<br>IS: 1363, 1367<br>IS: 816, 814,1395, 7280, 3613, 6419, 6560, 813, 9595 |
| 12 | Minimum Fire rating proposed, with method | o Rating.....hours<br>o Method proposed.<br>-In tumescent painting<br>-Spraying<br>-Quilting<br>-Fire retardant boarding | IS: 1641, 1642, 1643 |

**Part-5**

Any special weakness in the building making it vulnerable for stability related failure and the precaution to be taken during execution/completion and finishing to be indicated.

**Part-6**

Recommendations of structural Engineer with respect to special requirements needed with respect to structural safety and stability to be taken note of by competent authority feature like incorporation of swimming pool, heavy load on roof ,prefabricated structure or any other hazardous features should be included.

Verified RealEstate ™

**Form 2**

[See rule 9 (1) (f)]

**Notice for Commencement of work**

Reference No.

Owner's Name: Location:

Developer's Name with

Registration No. :

Submitted on : Received on:

To

.....

.....

Ref: Proposed work of ..... (Title of the project) ..... at ..... (Site address) .....for .....(Name of Owner / Developer / Builder), .....(his address and Tel. No.) .....

.....

I hereby **inform** that the construction of the building in (site address) in..... ..... will commence on ..... as per the permission obtained vide Office communication No....., dated..... under the supervision of ..... Architect / Engineer / Construction Engineer on record, Registration No. ..... and in accordance with the plans sanctioned.

Signature of Registered Architect/Engineer Signature of Owner / Registered Developer with date

Name of Owner / Registered Developer in Block Letters

_____

Address of Owner

_____

Tel. No.

Dated:..... _____

Verified RealEstate ™

**Form 3**

[See rule 9 (2) (b)]

**Progress Certificate**

**Plinth Stage / In case of basement, casting of basement slab stage**

Reference No.

Owner's Name:

Developer's Name: Location:

Submitted on: Received on:

To

---

---

Sir,

(i) We hereby inform you that the work of execution of the building as per approved plan, working drawing , detailed structural drawings and structural specifications prepared by the Registered Structural Engineer on Record , the detailed Architectural drawings and Architectural specifications prepared by the Registered Architect on Record ,has reached the Plinth Level casting of basement slab level and is executed under our supervision.

(ii) We declare that revised /amended plan is not necessary at this stage.

(iii) We also undertake to comply with the rule no. 19 regarding the change of owner/ Developer / Professionals

Yours faithfully,

***Signature of the***
***Registered Architect/Engineer***

Date: _____

Name in block letters: _____

(with Registration No.)

Address: _____

Signature of the
Owner/ Registered Developer (with Registration No,)

Date: _____

Name in block letters_____

Address _____

Signature of the
Registered Construction Engineer on Record

Date: _____

Name in block letters: _____

(with Registration No.)

Address: _____

Signature of Structural Engineer

The construction up to this stage has been executed as per the structural drawing without any deviation with respect to structural component and reinforcement details in complying with provisions of NBC The recommendations made by me to ensure adequate safety of the structure are complied with by the owner to my entire satisfaction.

Signature of the
Registered Construction Engineer on Record
Registration No.)

Date:_____

Name in block letters_____ Address: _____

Verified RegEstate ™

**Form 4**

[See rule 9 (2) (b)]

**Progress Certificate - Last Storey**

Reference No.

Owner's Name: Location:

Registered Developers Name:

Submitted on: Received on:

To

---

---

Sir,

1. We hereby inform you that the work of execution of the building as per approved plan, working drawing , detailed structural drawings and structural specifications prepared by the Registered Structural Engineer on Record , the detailed Architectural drawings and Architectural specifications prepared by the Registered Architect on Record ,has reached the ----------storey level and is executed under our supervision

2. We declare that revised / amended plan is not necessary at this stage.

3. We also undertake to comply with the rule no,19 regarding the change in Owner/Developer/Professionals.

Yours faithfully,

**Signature of the**
**Registered Architect/ Engineer**

Date: _____

Name in block letters: _____

(with Registration No.)

Address: _____

Signature of the
Owner/ Registered Developer (with Registration No.)

Date: _____

Name in block letters_____

Address_____

Signature of the
Registered Construction Engineer on Record

Date:_____

Name in block letters: _____

Address: _____

Signature of Structural Engineer

The construction up to this stage has been executed as per the structural drawing without any deviation with respect to structural component and reinforcement details in complying with provisions of NBC. The recommendations made by me to ensure adequate safety of the structure are complied with by the owner to my entire satisfaction.

Signature of the
Registered Construction Engineer on Record
Registration No.)

Date:_____

Name in block letters_____

Address: _____

Verified RedEstate ™

**Form 5**

[See rule 21 (1)]

**Completion Report**

Reference No.

Owner's Name: Location:

Submitted on: Received on:

To

---

---

Sir,

1. The work of erection/re-erection of building as per approved plan is completed under the Supervision of Registered Construction Engineer on record who has given the completion certificate which is enclosed herewith.

2. We declare that the work is executed as per the approved plan/permission granted and to our satisfaction. We declare that the construction is to be used for _____ the purpose as per approved plan and it shall not be changed without obtaining written permission.

3. We hereby declare that the plan as per the building erected has been submitted and approved.

4. We will transfer the area of parking space provided as per approved plan to the occupants /association before for occupancy certificate.

5. Any subsequent change from the completion drawings will be our responsibility.

6. One complete set of structural drawings showing the reinforcement details/structural details/foundation details including reinforcement drawings certified by structural engineer as executed have been submitted to the competent authority. The submitted drawing shall show all features that affect the structural stability including non structural items.

**Yours faithfully,**

(Developer's Signature) (Owner's Signature)

Name of Registered Developer (with Registration No.)/Name of Owner

Date:

Address:

Encl: Completion Report

Verified RealEstate ™

**Form 6**

[See rule 20 (1)]

**Building Completion Report by Registered Architect or Engineer**

Reference No.

Owner's Name: Location:

Registered Developers Name:

Submitted on: Received on:

To

---

---

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.

2. The building/s has /have been constructed as per approved plan.

3. Construction has been done under our supervision / guidance and adheres to the drawings submitted.

Signature of the Owner / Registered Developer (with Registration No.)

Date

Name in block letter:

Address: _____

Signature of Registered Architect on Record / Registered Engineer on Record

Date

Name in block letters:

(with Registration No.)

Address: _____

Verified RedEstate ™

**Form 7**

[See rule 20 (1)]

**Building Completion Report by Registered Construction Engineer**

Reference No.

Owner's Name: Location:

Registered Developers Name:

Submitted on : Received on :

To

---

---

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.

2. The building/s has / have been constructed as per

- the detailed structural drawings and structural specifications prepared by the Registered Structural Engineer on Record
- the detailed Architectural drawings and Architectural specifications prepared by the Registered Architect on Record.
- detailed drawings and specifications of all services

3. All materials used in the construction have been tested as provided in specifications and a record of test reports has been kept.

4.The building was inspected and cleared by the structural engineer with respect to stability features of structure and foundation.

Signature of the Owner / Registered Developer
(with Registration No.)

Date

Name in block letter:

Address: _____

Signature of Registered Construction Engineer on Record

Date

Name in block letters:

(with Registration No.)

Address: _____

Verified RealEstate ™

**Form 8** [See rule 20 (1)]

**Building Completion Report of Registered Structural Engineer**

Reference No.

Owner's Name : Location :

Developers Name:

Submitted on : Received on :

To

---

---

Sir,

This is to certify that detailed structural drawings of the buildings/s has / have been prepared on the basis of a detailed analysis and a detailed design carried out according to relevant provisions of the latest Indian Standard Codes, National Building Code and as indicated in the structural design basis report.

The construction up to this stage has been executed as per the structural drawing without any deviation with respect to structural component and reinforcement details in complying with provisions of NBC The recommendations made by me to ensure adequate safety of the structure are complied with by the owner to my entire satisfaction.

Signature of the Owner

Date

Name in block letters:

Address: _____

Signature of Registered Structural Engineer

on Record

Date

Name in block letters:

(with Registration No.)

Address: _____

**Form 9**

[See rules 9 (2) (b) and 51 (5)]

**Structural Inspection Report (to be submitted at plinth level and last storey)**

(This form has to be completed by Registered Structural Engineer after his site inspection and verification regarding compliance of all his recommendations by the owner, which in the opinion of the registered structural engineer are necessary for safety of the structure)

I. Work of ..... (Title of the project)..... at ..... [Site address].....

II. Name of the present owner:

III. Description of the structure:

Class I or Class II (Briefly describe the property in general and the structure in particular) Indicate whether the structure is regular/irregular as per IS1893 of the structure is in Zone-III.

Verified RealEstate ™

| (a) Function | (b) Framed construction | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Residence (with or without shops | Apart-ments (with or without shops | Office Bldg. | Shopping Centre | School, College | Hostel | Auditoria | Factory or any other building (pl. state) |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| A. Load bearing masonry wall construction | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| B. Framed structure | | | | | | | | |
| | | | | | | | | |
| Construction and structural materials | Critical load bearing element | Brick | RCC | Stone | Timber | Steel | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Roof Floor | RCC | Timber | RBC | Steel | Jack-arch | | |
| | | | | | | | | |

IV. Year of construction

Year of subsequent additions or rectifications (Please describe briefly the nature of additions or rectifications).

V. Date of last inspection report filed: Last filed by whom (This does not apply to the first report).

VI. Soil on which building is founded

i) Any change subsequent to construction

ii) Nearby open excavation

iii) Nearby collection of water

iv) Proximity of drain

v) Underground water-tank

vi) RW. Pipes out-lets

vii) Settlements

VII. The Super-structure (R.C.C. Frame structure)

i) Crack in beam or column nature and extent of crack probable causes.

ii) Cover spell

iii) Exposure of reinforcement

iv) subsequent damage by user for taking pipes, : conduits, hanging, fans or any other fixtures, etc.

Verified RedEstate TM

v) Crack in slab

vi) Spalling of concrete or plaster of slab

vii) Corrosion of reinforcement

viii) Loads in excess of design loads

VIII The Super-Structure (Steel Structure)

i) Paintings

ii) Corrosion

iii) Joint, nuts, bolts, rivets, welds, gusset plates

iv) Bending or buckling of members

v) Base plate connections with columns or pedestals

vi) Loading

IX. The Super-Structure (Load bearing masonry structure) Cracks in masonry walls)

(Please describe some of the major cracks, their nature, extent and location, with a sketch, if necessary.

X. Recommendations if any

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment.

XI. Indicate any hazard the structure faces such as cyclone/land slide/Tsunami/weak soil/flooding

The construction up to this stage has been executed as per the structural drawing without any deviation with respect to structural component and reinforcement details in complying with provisions of NBC The recommendations made by me to ensure adequate safety of the structure are complied with by the owner to my entire satisfaction.

Signature of the Registered Structural Engineer on Record

Date:

Name of the registered structural Engineer:

Registration No.

Address:

Verified RedEstate ™

**Form 10**

[See rule 51 (9)]

**Model Proforma for Technical Audit Report**

**1. Design**

| | | COMMENTS |
|---|---|---|
| 1.1 | Design/Drawings available? | Y/N |
| | Design category<br>Type design?<br>Specific design ? | Y/N<br>Design to be collected to refer to Design Consultant/H.O. |
| | Drawings prepared/checked by competent authority? | Y/N |
| | Design Drawings/details<br>Structural detailed included<br>Earthquake/cyclone resistant features included? | <br>Y/N<br>Y/N |
| | Design verified/vetted by Dept./Govt. approved agency/competent authority? | Y/N |
| | Design changes approved by dept./govt. approved agency/competent authority? | Y/N |
| 2 | Foundation | |
| 2.1 | Foundation used | Existing/New |

| | | |
|---|---|---|
| 2.2.1 | If existing foundation used | |
| 2.2.1 | Depth of foundation below ground | : <50cm/50-70/>70cm |
| 2.2.2 | Type of masonry | : Stone/Bricks/PCC Blocks |
| 2.2.3 | Thickness of masonry (above ground) | : 23cm/35/>35 |
| 2.2.4 | Mortar used | : Cement-Sand/Lime/Mud |
| 2.2.5 | Mix of cement mortar | : 1:4/1:6/Leaner |
| 2.2.6 | Height up to Plinth | : _____ cm |
| 2.2.7 | If stone masonry | |
| 2.2.7.1 | Through Stones | : Yes/No, if Yes Adequate/Inadequate |
| 2.2.7.2 | Corner Stones | : Yes/No, if Yes Adequate/Inadequate |
| 2.3 | If new foundation used | |
| 2.3.1 | Depth of foundation below ground | : _____ <50/50-70/>70cm |
| 2.3.2 | Type of masonry blocks | : stone/bricks/PCC |
| 2.3.3 | Thickness of Masonry above plinth | : 23 cm/35/>35cm |
| 2.3.4 | Mortar used | : Cement – sand/lime/mud |
| 2.3.5 | Mix of cement mortar (1:4) | : Yes/No |
| 2.3.6 | Height up to Plinth | : <60/>60cm |
| 2.3.7 | If stone masonry | |
| 2.3.7.1 | Through Stones | : Yes/No, if Yes Adequate/Inadequate |
| 2.3.7.2 | Corner Stones | : Yes/No, if Yes Adequate/Inadequate |
| 2.4 | Verticle reinforcement in foundation | : Yes/No |

| | | |
|---|---|---|
| 3 Walling | | |
| 3.1 | Type of masonry | : Stone/Brick/PCC Blocks |
| 3.2 | Mortar used | : Cement – Sand/Lime/Mud |
| 3.3 | Mix of cement mortar | : 1:4/1:6/Leaner |
| 3.4 | Thickness of wall | : >23cm/23cm/23cm |
| 3.5 | Mixing of mortar | : OK/Not OK |
| 3.6 | Joint Property filled | : OK/NOT OK |
| 3.7 | Wetting of bricks | : Good/ Medium/ Poor |

Verified RedEstate ™

| | | |
|---|---|---|
| 3.8 | If stone masonry | |
| | 3.8.1 Through Stones | : Yes/No |
| | 3.8.2 Corner Stones | : Yes/No |
| 3.9 | Overall workmanship | : Good / Medium / Poor |
| 4 | Roofing | |
| 4.1 | Type of roof | : Flat/Sloping |
| 4.2 | If sloped | : Morbid tiles/ A.C. sheet/ G.I. sheet |
| 4.3 | Purlins | : Angle-Iron / Timber / NA |
| 4.4 | Truss type | _____ |
| 4.5 | Anchorage with wall | : Adequate/ Inadequate/ NA |
| 5 | Materials | |
| 5.1 | Cement | |
| 5.1.1 | Source | Authorised Dealer/Market |
| 5.1.2 | Type of cement | : OPC/PPC/PSC |
| 5.1.3 | If OPC | : Grade (33/ 43/ 53) |
| 5.2 | Sand | |
| 5.2.1 | Type of sand | : River sand / Stone dust |
| 5.2.2 | Presence of deleterious materials | : Mild / Moderate/ High |
| 5.3 | Coarse Aggregates | |
| 5.3.1 | Type coarse Aggregates | : Gravel/ Crushed Stone |
| 5.3.2 | Presence of deleterious material | : Mild/ Moderate / High |
| P.C.C. Blocks (Applicable for onsite production) | | |
| 5.4.1 | Type of P.C.C. Blocks | : Solid blocks/Hollow blocks |
| 5.4.2 | Ratio of concrete in blocks | : _____ |
| 5.4.3 | Interlocking feature | : Yes/No |
| 5.4.4 | Course aggregates used | : Natural/ Crushed stone |
| 5.5 | Bricks Blocks, Stone etc. | |
| 5.5.1 | Strength (field assessment) | : Low/Medium/High |
| 5.5.2 | Dimensional accuracy | : Yes/No |
| 5.6.3 | Compaction | : Vibrators/Thappies and rods |
| 5.6.4 | Workability | : Low / Medium / High |
| 5.6.5 | Availability of water | : Sufficient / Insufficient |
| 5.6.6 | Curing | : Satisfactory/Unsatisfactory. |
| 5.7 | Reinforcing Steel | |
| 5.7.1 | Type of Steel | : Plain mild steel/HYSD bars |
| 5.7.2 | Source | : Authorised Dealer/Market |
| 5.7.3 | Whether IS marked | : Yes/No |
| 5.7.4 | Conditions of bars | : Clean/Corroded |
| 5.7.5 | Fixing of reinforcement as per drawing | : Yes/No |
| 5.7.6 | Suitable cover | : Yes/No |
| 5.7.7 | Spacing of bars | : Regular/Irregular |
| 5.7.8 | Overlaps as per specifications | : Yes/ No |
| 5.8 | Form Work | |
| 5.8.1 | Type of Form Work | : Timber / Ply board Steel |
| 5.8.2 | Use of mould oil | : Yes/No |
| 5.8.3 | Leakage of cement slurry | : Observed/ Not observed |
| 5.9 | Source | |
| 5.9.1 | Cement | |
| 5.9.2 | Sand | |
| 5.9.3 | Coarse Agg. | |
| 5.9.4 | Bricks | |

Verified RedEstate™

| | | |
|---|---|---|
| 5.9.5 | PCC Blocks | |
| 6 | Seismic Resistance Features | |
| 6.1 | Masonry Structures | |
| 6.1.1 | Provision of bands at<br>6.1.1.1 Plinth level<br>6.1.1.2 Sill level<br>6.1.1.3 Lintel level<br>6.1.1.4 Roof level (if applicable) | Provided Adequate<br>Yes/No Yes/No<br>Yes/No Yes/No<br>Yes/No Yes/No<br>Yes/No Yes/No |
| 6.1.2 | If sloped roof, whether seismic bands are provide at | |
| | 6.1.2.1 Gable wall top | Yes/No |
| | 6.1.2.2 Eaves level | Yes/No |
| 6.1.3 | Provision of vertical steel in masonry at<br>Provided Adequate<br>Each corner<br>Each T-junction<br>Each door joint<br>Around each window | <br><br>Yes/No<br>Yes/No<br>Yes/No<br>Yes/No |
| 6.1.4 | Openings | |
| | 6.1.4.1 Total width of openings : <50%/50*-60%/>60%<br>(*-42% for double storey)<br>6.1.4.2 Clearance from corner<br>6.1.4.3 Pier width between two openings | <br>OK/Not OK<br>OK/Not OK |
| 6.2 | Framed structures<br>6.2.1 Ductile detailing<br>6.2.1.1 Spacing of stirrup<br>6.2.1.2 Sizes of members<br>6.2.1.3 End anchorage<br>6.2.1.4 Lapping (length, location, etc.)<br>6.2.1.5 Angle of stirrup hook | <br>OK/Not OK<br>OK/Not OK<br>OK/Not OK<br>OK/Not OK<br>90/135 degrees |
| 6.3 | Any testing carried out by owner/Engineering Supervisor on<br>Testing done Testing results<br>6.3.1 Water<br>6.3.2 Cement<br>6.3.3 Bricks/PCC blocks/Stones<br>6.3.4 Aggregate<br>6.3.5 Mortar<br>6.3.6 Concrete<br>6.3.7 Reinforcement | <br><br>Yes/No OK/Not OK<br>Yes/No OK/Not OK<br>Yes/No OK/Not OK<br>Yes/No OK/Not OK<br>Yes/No OK/Not OK<br>Yes/No OK/Not OK<br>Yes/No OK/Not OK |

**Signature of Owner/Registered Developer**

**Name and Address**
**(in case of Registered Developer state the Registration No,)**

**Signature of the Registered quality Auditor**

**Name and Address**
**(with Registration No.)**

Verified RedEstate™

**Annexure - XV**

[See rule 37]

**Special regulations for schools**

Buildings of schools shall conform to the following special regulations:

**1.Site**

Site of the school building

[a] shall not have opening direct to the National / State Highways with heavy vehicular traffic.

[b] shall not be close to water bodies and forests.

[c] shall not be in the close proximity of garbage dumps, dusty and noisy roads or factories.

2.**No. of floors**

The provisions in the National Building Code 2016 in all aspects apart from adherence to these rules.

**3.Stair case and exits** shall conform to the following minimum standards.

[a] Minimum width 1.6m

[b] One stair case for every 6 class rooms

[c] Mid landing not less than 1.6m in width

[d] Continuous stairs from ground level to the terrace level.

[e] Travel distance to the stair case from any part of upper floors shall not be more than 22.6m.

[f] Exit door if any from the stair case at the ground level shall open directly to the open space and it shall not be less than 2m in width and 2.1m in height.

**4.Class rooms** shall confirm to the following:

[a] Minimum size shall be 6m x 6m for student strength of not exceeding 40 Nos.

[b] Thickness of wall shall not be less than 23 cms.

[c] Head room height of the class rooms shall be minimum 3metres.

[d] Each class room shall have at least 2 doors and 2 windows

[e] Doors and windows should be made of materials with high fire resistance rating.

**5.Fire safety** measures

[a] Adequate no. of fire extinguishers shall be provided

[b] Provision of separate water tank / sump to meet the requirement of fire fighting during emergency shall be provided.

[c] Buildings shall be constructed using non-combustible materials.

Verified RealEstate ™

**6.Electrical** wiring, equipments and installations shall confirm to the safety standards prescribed in the NBC and also confirm to the requirements of the Chief Electrical Inspectorate.

**7.Others**

[a] Kitchen if any located within the school premises shall not be closer to the class rooms or student toilets.

[b] Where covered verandah / corridor is provided, it shall be minimum 1.8m. in width in front of class rooms.

[c] The parapet wall in the open terrace shall be minimum 23cm in thickness and 100cm in height.

[d] Toilets enough in number and with adequate water supply shall be provided.

**Annexure - XVI**

[See rule 6]

**Conservation of heritage sites including heritage buildings, heritage precincts and natural feature areas**

1. These regulations will apply to those buildings, artifacts, structures, and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (hereinafter referred to as Listed Buildings/Heritage Buildings and Listed precincts/Heritage precincts) which will be listed in notification(s) to be issued by the Government and will not apply to those which have been covered in the notification of Central or State Archeological Department under their Act/Rules

2. Restriction on Development/Redevelopment/Repairs, etc.

(i) No development or redevelopment or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed/heritage buildings or listed/heritage precincts shall be carried out except with the prior written permission of the competent authority. The competent authority shall act in consultation with the Heritage Conservation Committee to be appointed by Government (hereinafter called "the said Heritage Conservation Committee").

Provided that in exceptional cases for reasons to be recorded in writing the competent authority may over rule the recommendation of the Heritage Conservation Committee.

Provided that the powers to over rule the recommendation of the Heritage Conservation Committee shall not be delegated by the competent authority to any other Officer.

(ii) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture, designs, aesthetics and other special feature thereof.

Provided that before arriving at his decision, the competent authority shall take into consideration the recommendations of the Heritage Conservation Committee.

Verified RealEstate ™

3. Preparation of list of Heritage Buildings and Heritage Precincts:- The list of buildings, artifacts, structures and precincts of historic, and/or aesthetical /or cultural value etc. to which these regulations apply shall be notified by the Government after its approval on its merits with or without modifications.

The draft list of buildings artifacts etc. to which these regulation shall apply shall be prepared by the authority in consultation with the Heritage Conservation Committee and also addressing the owners of the said listed building/precincts giving an opportunity to represent regarding the proposed notifications and further notifying in newspapers inviting objections/suggestions from the general public, and it shall be forwarded to Government. The Government may accord approval for the said list with or without modifications as may be decided on its merits and notify the same in Tamil Nadu Government Gazette, and also in local newspapers.

This list may be supplemented, altered, deleted, or modified from time to time by the Government on receipt of the proposals from the Executive Authority or suo motto by the Government after following the procedures of giving opportunity to the owners/ lessees and also the general public stated above after notification in the Tamil Nadu Government Gazette.

4. Power to Alter, Modify or Relax Regulations: - With the approval of Government and after consultation with the said Heritage Conservation Committee, the competent authority shall have the power to alter, modify or relax the provisions of other Regulations if it is needed for the conservation, preservation or retention of historical, aesthetical, cultural or architectural quality of any listed Buildings/Heritage Buildings or listed Precincts/Heritage Precinct.

5. Hearing etc. to persons likely to be affected: - Provided that in case any alterations, modifications or relaxations of any of the provisions of the Development Regulations, will cause undue loss to the owners or persons who have development right over the Heritage Buildings/Heritage Precincts, the competent authority shall give an opportunity of hearing to the said owner or persons who have development right over the Heritage Buildings and to the public, before taking final decision in the matter.

6. Grant of Transferable Development Rights in cases of loss of Development Rights: - If any application for development on a private land is refused under this Regulation or conditions are imposed while permitting such development therein which deprive the private owner/lessee who is not a Government or a quasi Government department or agency or a religious institutions or a trust a society, or a charitable institutions etc., of any unconsumed FSI otherwise the private owner/lessee could have availed considering the land use, road width, setback etc., as per these rulesthe said owner/lessee shall be compensated by grant of Development Rights Certificate as may be prescribed by Government from time to time, on transfer of the right to the competent authority through a registered gift deed. The extent of TDR for which Certificate to be granted may be determined by the competent authority if required in consultation with the Heritage Conservation Committee, and will not be awarded unless sanctioned by the Government.

7. Maintaining Sky Line: - Buildings included in Listed Heritage Precincts shall maintain the sky line in the precincts (without any High Rise Development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said listed Heritage Buildings/Heritage precincts. The development within the precincts shall be accordance with the guidelines framed by the competent authority in consultation with Heritage Conservation Committee.

8. Restrictive Covenants: - Restrictions existing as on date of this notification imposed under covenants, terms and conditions on the leasehold plots whether by State Government or by the Municipal Corporation or any other local bodies or any other Government or quasi Government agency including Hindu Religious and Charitable Endowment Board, Wakf Board shall continue to be imposed in addition to Development Regulations. However, in case of any conflict with the heritage preservation interest, the said Regulations shall prevail.

9. Repair Fund: - Buildings included in the said list shall be repaired by the owners/lessees of the said buildings themselves with a view to give monetary help for such

repairs to a limited extent in deserving cases where the owner/lessee could not repair it a separate fund may be created, which would be kept at the disposal of the Competent Authority, who will make disbursement from the funds in consultation with Heritage Conservation Committee.

10. Grading of the Listed Buildings/Listed Precincts: - Listed Heritage buildings/listed Heritage Precincts may be graded into three categories. The meaning of these Grades and basic guidelines for development permissions are as follows:

Listing does not prevent change of ownership or usage. However such usage should be in harmony with the said listed precinct/buildings. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

| Grade-I | Grade-II | Grade-III |
|---|---|---|
| A. Definition | | |
| Heritage Grade-I comprise of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage. They may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmarks of the City. | Heritage Grade-II (A and B) comprises of buildings, or regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade. They are local landmarks, contributing to the image and identity of the City. They may not be the work of master, craftsman or may be models or proportion and ornamentation, or designed to suit particular climate. | Heritage Grade-III comprises importance for town space; they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of lifestyle of a particular community or region and may, also be distinguished by setting on a street line, or special character of the façade and uniformity of height width and scale. |
| B. Objective – | | |
| Heritage Grade-I richly deserves careful preservation. | Heritage Grade-II deserves intelligent Conservation. | Heritage Grade-III deserves protection of unique features and attributes. |
| C. Scope for changes. | | |
| No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging, the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the original. | Grade-II (A)<br>Internal changes and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.<br>Grade-II (B)<br>In addition to above extension or additional buildings in the same plot or compound could in certain circumstances, be allowed provided that the | External and internal changes, and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension/additional buildings is in harmony with and does not attract from the existing heritage buildings/<br>Precinct especially in terms of height and/or façade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the |

| | | |
|---|---|---|
| | extension/additional buildings is in harmony with (and does not detract from) existing heritage building(s) or precincts especially in terms of height and facade. | permissible FSI and no option other than reconstruction is available.<br>However unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List. |
| D. Procedure | | |
| Development permission for the changes would be given by the Planning Authority on the advice of the Heritage Conservation Committee to be appointed by State Government. | Development permission for the changes would be given by the Planning Authority on the advice of the Heritage Conservation Committee to be appointed by State Government. | Development permission would be given for changes by the Planning Authority on the advice of the Heritage Conservation Committee to be appointed by State Government |
| E. Vistas/Surrounding Development. | | |
| All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I. | | |

11. Composition of heritage conservation committee for areas other than Chennai Metropolitan Area.

The Heritage Conservation Committee shall be appointed by the State Government comprising of:

| | | |
|---|---|---|
| 1. | District Collector | Chairman |
| 2. | Representative from PWD at District level | Member |
| 3. | Representative from State Archeology | Member |
| 4. | Representative from Central Archeology | Member |
| 5. | Town Planning Officer from the concerned local body | Member |
| 6. | Historian | Member |
| 7. | Conservation Architect | Member |
| 8. | Representative from DTCP | Member Secretary |

(a) The Committee shall have the powers to co-opt upto three additional members who may have related experience.

(b) The tenure of the Chairman and Members of other than Government Department / Local Bodies shall be three years.

(c) The Committee already constituted for Chennai Metropolitan Area shall continue.

Verified RedEstate

## Annexure - XVII

[See rule 19]

**Development Prohibited or Restricted areas:**

(1) **Area around Indian Air Force or Naval Air station:**

Lands to a depth of 100m around the boundary of the Indian Air Force stations is prohibited for development as per the Government of India Notification.

(2) **Area around Airport or Aerodrome:**

(a) The buildings/structures in the vicinity of civil and defence aerodromes shall conform to the regulations of the Civil Aviation and Defence authorities concerned.

However, latest rules, including amendments if any notified by the Directorate General of the Civil Aviation shall be followed in all such cases of building constructions in the vicinity of aerodromes. If the site is located within 20 kms from the aerodromes reference point, for constructions, which rise to 30 metres or more in height, no objection certificate shall be obtained from the Directorate General Civil Aviation. Areas within Chennai Metropolitan Area which fall in the approach funnel, the transitional area and trough around runways are given in the map annexed.

(b) The area around Hill stations which are those areas where the Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993 apply, land surrounding the nuclear station notified by the Ministry of Atomic Energy, Government of India as "Sterlised Zone", areas in the vicinity of reserved forests/wild life/ bird sanctuaries would be permitted for development after taking into account the provisions in the relevant Act and Rules.

(3) **Proximity to quarries and crushers**

(a) No subdivision or layout for building purposes shall be made and no building for Residential, Commercial, Industrial or Institutional or any structure for occupation shall be constructed within 500m 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).

(b) No subdivision or layout for building purposes shall be made and no residential or commercial or institutional building shall be constructed within the radius of 500m from an existing crusher.

(c) No crusher is permissible within a distance of 500m. from an existing residential area.

(4) **Construction of buildings in other restricted or prohibited areas:**

Where the site on which the building proposed to be constructed is located in the restricted or prohibited areas such as monument zone, heritage town or any other zone or area specified by the Central or State Government for any restriction or prohibition, in addition to these rules, the regulations /rules /guidelines issued by the Central or State Government from time to time for construction of buildings in those areas shall also be followed and necessary clearance/ permission from them shall be obtained by the applicant.

Verified RealEstate™

(5) **Others**

| SI. No. | Description | Minimum Requirement |
|---|---|---|
| 1. | *Low tension power lines.-<br>(a) From the portion of building accessible to Persons<br>(b) From the portion of building inaccessible to persons | Min. Horizontal clearance - 1.50 m<br>Min. Vertical clearance - 4.50 m<br>Min. Horizontal clearance - 1.25 m<br>Min. Vertical clearance - 2.50 m |
| 2. | *High tension power lines.-<br>(a) From the portion of building accessible to persons<br>(b) From the portion of building inaccessible to persons | Min. Horizontal clearance - 1.75 m<br>Min. Vertical clearance - 4.50 m<br>Min. Horizontal clearance - 1.25 m<br>Min. Vertical clearance - 2.50 m |
| 3. | Cremation and burial Grounds | 30m from the cremation or burial grounds wherever piped water supply system not available. |
| 4 | Electric / Gasified crematorium | For constructions around the crematoria site, no clearance is required; however the crematorium structure shall be constructed with a setback of minimum 10m all around within its site. |
| 5 | Railway tracks | 30m from the railway boundary; however with clearance obtained by the applicant from the Railway authority concerned, constructions can be permitted. |

* In sites which about or affected by the alignments of the LT/HT electric over head power lines or such underground cables, constructions can be permitted only with the no objection certificate obtained by the applicant from the TANGEDCO for such constructions.

(6) **Construction of religious buildings**

The competent authority shall not entertain any building application for construction of buildings in relation to any religious institution unless such application is accompanied with a No Objection Certificate obtained from the District Collector concerned.

Explanation- For the purpose of this rule, the religious institution shall mean any temple, math, mosque, church or any other place of worship, which is dedicated for the benefit of or used as of right, by the public as a place of religious worship.

(7) **Constructions around the ASI notified monuments.**

(i) In case of sites located within the distance upto 100 m in all directions from the protected monuments as notified under the Archaeological Monuments and Ancient Sites and Remains Act 2010, no construction is allowed.

Verified RedEstate ™

(ii) For sites located within the distance of above 100 m to 300m in all directions from the protected monuments as notified under the Archaeological Monuments and Ancient Sites and Remains Act 2010, the construction is allowed only after obtaining prior permission from the competent authority under the above said act.

(8) **Defence Establishments**:

In case of sites within 500m distance from the boundary of defence areas / Military establishments prior clearance of defence authority shall be obtained.

(9) **Oil / Gas Pipelines:**

In case of sites in the vicinity of Oil / gas pipelines, clearance distance and other stipulations of the respective authority shall be complied with.

(10) **Solid Waste Dumping Yards:**

No habitable use within a distance of 30 m from the Solid Waste Dumping Yard is allowed.

(11) **Aquifer recharge area:**

The areas, which have good aquifers and recharge potential have been declared as aquifer recharge area. Description of the aquifer recharge area and the regulation for developments therein are given in Appendix -A

(12) **Catchment area (only for CMA):**

Redhills and Puzhal lakes are the main sources of water supply to the Chennai city. In order to protect this water source from the negative impacts of the urban developments contiguous areas in the catchments of these lakes has been declared as 'Redhills catchments area'. The description of the catchments area and regulations for development therein are given in Appendix -B

(13) **Pallikaranai Swamp area (only for CMA):**

Considering its importance and drainage system in the area, the contiguous swamp area in Pallikaranai has been declared for conservation as swamp area, prohibiting development therein.

Verified RealEstate™

**APPENDIX -A**

**Regulation for developments in the Aquifer Recharge Area**

(1) In the interest of maintaining the aquifers in the area and to realise the full benefits of recharge into this aquifer during precipitation, this aquifer recharge area that serve as one of the major sources for city water supply has been declared as aquifer recharge area restricted for development. Details of villages covered in the aquifer recharge area are given in MapNo.MP-II/CMDA.10/2008 and it is bounded by city limits in the north, CMA limits in the south, B'canal in the west and coastal line in the east falling in the following villages:

(i) Kottivakkam

(ii) Palavakkam

(iii) Neelankarai

(iv) Okkiamthuraipakkam

(v) Injambakkam

(vi) Karapakkam

(vii) Sholinganallur

(viii) Uthandi

(2) Parts of the Restricted Development Zone area to a depth of 500 m from the High Tide Line of the sea and 100 m from the Buckingham canal lie in the Coastal Regulation Zone as per the Coastal Zone Management Plan. Developments there in shall also be subject to the Coastal Zone Regulation notified by Government of India under the Environment (Protection) Act, 1986 and the amendments made from time to time.

(3) In the Restricted Development Zone, Non High Rise upto 9m height with 6 dwelling units residential and commercial buildings, institutional and other non High rise building shall be permitted only for the following purposes and accessory uses.

**Permissible Developments**.

(i) Any Non High Rise upto 9m height with 6 dwelling units residential building including dwelling, detached, semi-detached, tenements or flats and service apartments.

(ii) Professional consulting offices and incidental uses thereto occupying a floor area not exceeding 40 sq.m. and G+1 floors in height

(iii) Schools of Commerce including Tutorial Institutions not exceeding 100 sq.m. in floor area and G+1 floors in height

(iv) Petty shops dealing with daily essentials like retail sale of provisions, soft drinks, etc., tea stalls, bakery, confectionary, retail shops, mutton stalls, milk kiosk, cycle repair shops, tailoring shops etc. occupying a floor area not exceeding 40 sq.m. and G+1 floors in height

(v) Nursery schools, Primary Schools, High Schools, Higher Secondary Schools, Libraries and reading rooms.

(vi) Parks, play grounds, farms, gardens, nurseries, including incidental buildings thereon

(vii) Cottage industries listed in Annexure - V (with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.) with G+1 floors in height

(viii) Storage of domestic cooking gas cylinders not exceeding 300 $M^2$ in floor area subject to the conditions prescribed in G.O.Ms.No.329 dated 24.2.1977 viz. necessary the Applicant should obtain clearance from the Director of Fire & Rescue Services and from the Dept. of Explosives of the Govt. of India.

Verified RealEstate

(ix) Hostels and dormitories not exceeding 500 sq.m. in floor area and G+1 floors in height

(x) Working women's hostel / old age homes with G+1 floors in height

(xi) Assembly halls, welfare institutions not exceeding 300sq.m. in floor area and 18.30m in height (upto crown level in case of leaned roofs).

(xii) Govt./Semi Govt. Offices, Banks, Pay Offices, Post Office, Offices of Electricity Board, Tamil Nadu Cooperative Milk Producers Federation Limited, etc. occupying a floor area not exceeding 300 sq.m. and G+1 floors in height

(xiii) Daily or weekly markets serving local needs not exceeding G+1 floors.

(xiv) Transport depots, bus terminals and railway stations.

(xv) Service industries serving the local needs such as flourmills, repair shops, service workshops with installations not exceeding 15 HP, 300sq.m. in floor area and G+1 floor in height.

(xvi) Public Utility Buildings like sewage-pumping stations, water works, Fire stations, Telephone exchanges not exceeding 18.30m in height.

(xvii) Restaurants not exceeding 300 sq.m. in floor area with G+1 floors in height provided the width of the abutting road is minimum 10 metres

(xviii) Clinics, Nursing Homes, Dispensaries and other Health facilities not exceeding 300 sq.m. in floor area with G+1 floors in height provided the width of the abutting road is minimum 10 metres

(xix) Departmental stores with a floor area not exceeding 100 Sq.m and with G+1 floors in height provided the width of the abutting road is minimum 10 metres

(xx) Fuel filling stations and service stations with installations not exceeding 5 HP and with G+1 floors in height provided the width of the abutting road is minimum 10 metres

(xxi) Swimming Pools attached to residential activity in a plot.

(xxii) Air-conditioned Cinema Theatres and open-air theatres not exceeding 18.30m in height abutting min. 12 m wide road.

(xxiii) Burning burial grounds, crematoria and cemeteries.

(xxiv) Religious buildings not exceeding 300 sq.m. in floor area

(xxv) On plots/sites not less than 1 Hect. in extent:

(a) Beach cottages, hotels and tourism-based developments as may be decided by the Authority not exceeding 18.30m in height.

(b) Recreational activities not exceeding 18.30m. in height

(c) Educational, technical and research institutions not exceeding 18.30m in height

(4) (a) In the Natham sites, and the sites shown as EWS Area in the Master Plan Map the activities listed as A(i) to (viii) and B(i) to (xii) are only permissible.

(b) In other areas, all the activities listed in (3)A and (3)B are permissible.

(c) Permissible non-residential activity shall be limited to one in a subdivision / plot in cases where it is a residential plot in an approved layout.

(5) The extent of the site, plot coverage, FSI, Set back, etc. for the developments shall be regulated as given below:

**(i) Non High Rise Buildings upto 9m height Residential / Commercial Buildings and Other Small developments:**

Verified by RealEstate™

- Non High Rise building upto 9m height residential / predominantly residential, clinics, Dispensaries, Nursing homes stated above
- Working women hostels stated above
- Service apartments stated above
- Cottage industries (with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.) stated above
- Nursery schools, primary schools not exceeding 300 sq.m.
- Reading rooms, libraries, post office, EB office, telegraphic office, Local body maintenance offices not exceeding 300 sq.m.
- Govt., semi Govt. office stated above
- Religious building stated above

| | Natham/declared EWS areas / EWS plots | Other Areas | |
|---|---|---|---|
| Minimum plot extent | 80 sq.m. | 220 sq.m. | |
| Minimum frontage | 4.5m | 12 m | |
| Maximum FSI | 1.00 | 0.80 | |
| Maximum Plot coverage | 50% | 40% | |
| Maximum height | 9.0m (G+1 or stilt +2 floors) | 9.0m (G+1 or stilt +2 floors) | |
| Minimum set back: In accordance with the Rule 8 where street alignment and building lines have not been specified, it shall be as given below. | | | |
| Minimum Front Set Back | 1.5m | **Abutting road Width** | **Min. FSB** |
| | | Upto 9m | 1.5 m |
| | | Above 9m but less than 18m | 3.0 m |
| | | Above 18m but less than 30.5m | 4.5 m |
| | | Above 30.5 m | 6.0 m |
| SSB | Nil | 2m on either side | |
| RSB | Nil | 2m | |

Note:

(a) Other parameters such as Parking, width of corridor etc shall be regulated as provided elsewhere in these rules.

(b) For New Sub-divisions and layouts, plot extent and frontage shall be minimum as prescribed above.

(c) In cases of earlier approved layout plots or approved sites, it shall be as per the approved layout plan or approved site plan and no further sub division shall be allowed or recognised after the date of coming into force of these rule unless it satisfies the regulations applicable for development in Restricted Development Zone. Further even in such approved layout plots or approved sites construction for which permissions sought shall comply with these rules applicable for developments in RDZ.

(d) In the rear set back of residential premises structures like lavatory, lumber room, garage, etc. not intended for human habitation and servant quarters may be permitted provided that such structures do not occupy more than one-third of

Verified RealEstate ™

the rear width of the site and 6 m from the rear boundary; provided further that the height of such structures do not exceed 4 m measured from the ground level of the site.

(ii) Other large institutional developments such as Religious Buildings, Higher Educational, Technical and Research Institutions shall be regulated with reference to the planning parameters given in rule 37 subject to a maximum FSI of 0.80 and maximum plot coverage of 40%. Assembly halls and other assembly buildings /places of public assembly shall have minimum set back of 6m all around.

(iii) Service industries stated in (3) (xiv) above shall be regulated with reference to the planning parameters given in rule 36 subject to maximum FSI of 0.80 and maximum plot coverage of 40 %.

(iv) Beach cottages, hotels, tourism based developments and recreational activities stated in sub rule (3) (xxv) (a) and (b) and also daily or weekly markets and other commercial activities stated above shall be regulated with reference to planning parameters given in rule 35, subject to a maximum FSI of 0.80 and maximum plot coverage of 40%.

(6) The laying out and sub division / amalgamation/reconstitution of land for building purposes shall be carried out in accordance with the provisions specified in rule 47 subject to minimum plot extent and frontage as specified above. No new subdivision or layout shall obstruct the access to beach by general public and the developers shall provide access of adequate width to beach when such developments are made

(7] **Rain water harvesting** – (a) Within the site major part of the area which is not covered by the buildings / structures shall not be paved and it shall be maintained as green space with proper rain water harvesting provisions allowing the storm water collected during precipitation percolates below and recharge the aquifer.

(b) Any direction / instruction given by the approving authority in the matter of preservation of the aquifer recharge shall be carried out by the applicant, land owners, buyers, developers. If any direction / instruction is not carried out, action may be taken by the approving authorities to carry out the work and the expenditure incurred for that work shall be collected from those who failed to carry out the direction / instruction as if it is an arrear of land revenue by the authority concerned or by the Taluk Tahsildar.

(c) Any failure to carry out the direction / instruction or fulfill the condition shall be the sufficient ground for ordering for discontinuance of the activity in the premises.

[8] The sewage disposal system within the premises shall be so designed not to pollute the aquifer.

Verified RealEstate

**APPENDIX B**

**Regulations for Redhills catchment area**

(1). In the interest of maintaining the Redhills and Puzhal lakes catchments area free from possible contamination and to realise the full benefits of surface run off during precipitation the areas in the catchment of these lakes which serve as the major source for city water supply has been declared as Redhills catchment area restricted for development.

(2). Details of the villages covered under the catchment area are given in the Map No. MP-II/CMDA.11/2008 and the villages list is given below:

(1) Attanthangal
(2) Pammadukulam
(3) Pothur
(4) Vellanur
(5) Morai
(6) Pulikutti
(7) Tenambakkam
(8) Arakkambakkam
(9) Pandeswaram
(10) Melpakkam
(11) Kadavur
(12) Karlambakkam
(13) Kilkondaiyur
(14) Alathur
(15) Vellacheri
(16) Pakkam
(17) Palavedu
(18) Mittanamallee
(19) Muktha pudupattu
(20) Kovil padagai
(21) Vijayanallur
(22) Palaya Erumaivetti palayam
(23) Alamadi
(24) Thirumullaivoyal (Part) - (All S.Nos. north of M.T.H. Road)
(25) Nallur (Part) - (All S.Nos. west of G.N.T. Road)
(26) Oragadam (Part) - (All S.Nos. north of Ambattur Redhills Road)
(27) Padianallur (Part) - (All S.Nos. west of G.N.T. Road)

(3) In the areas zoned as Primary Residential use zone and Mixed Residential use zone, Industrial use zone (covering the existing industries of National importance) and the areas covered in approved layouts, and areas reserved for commercial exploitation within 122 m. (400 ft.) wide ORR, developments are allowable subject to satisfying zoning regulations and planning parameters prescribed in these rules.

(4) Other use zone classifications such as commercial use zone and Institutional use zone etc have not been made in these villages specifically for prohibition of such activities in this catchment area. Existing authorised activities may continue without expansion or enlargement.

(5) Contiguous Government lands in these areas are deemed to have been zoned for Open space and Recreational use zone for developing social forestry.

(6) No lands shall be reclassified into any urban use zone.

Verified RealEstate™

**Annexure – XVIII** [See rule 33] **Zoning Regulations**

**Residential use zone**

(1) In this zone buildings or premises shall be permitted only for the following purposes and accessory uses. Permissible non-residential activity shall be limited to one in a sub-division.

i) Any residence including dwelling, detached, semi-detached, tenements or flats and service apartments.

ii) Nursery schools, Primary Schools, High Schools, Higher Secondary Schools, Libraries and reading rooms.

iii) Parks, play grounds, farms, gardens, nurseries, including incidental buildings thereon.

iv) Cottage Industries listed in G.O.Ps.Nos.565 and 566 dated 12.3.1962 as amended and indicated in Annexure - V, with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.

v) Installation of Motor for pumping water, Air conditioning, Lifts, Solar Heaters, Dish Antennas, etc.

vi) Storage of domestic cooking gas cylinders subject to the conditions prescribed in G.O.Ms. No.329 dated 24.2.1977 viz. the applicant should obtain necessary clearance from the Director of Fire and Rescue Services and from the Dept. of Explosives of the Govt. of India.

vii) Working women hostels, old age homes

viii) Professional consulting offices, Schools of Commerce including Tutorial Institutions, Govt./Semi Govt. Offices, Banks, Pay Offices, Post Office, Offices of Electricity Board, Chennai City Corporation, Tamil Nadu Cooperative Milk Producers Federation Limited, etc. occupying a floor area not exceeding 300 sq.m.

ix) Public Utility Buildings like sewage pumping stations, water works, Fire stations, Telephone exchanges.

x) Swimming Pool attached to residential activity in a plot.

xi) Daily or weekly markets serving local needs.

xii) Transport depots, Bus Terminus and Railway Stations.

xiii) Burning, Burial grounds, crematoria and cemeteries.

xiv) Air-conditioned Cinema Theatres abutting min. 12 m wide road.

xv) Banks and Safe Deposit Vaults, Business Office and other Commercial or Financial Institutions occupying floor area not exceeding 500 sq.m. provided the width of the abutting road is minimum 10m.

xvi) Hotels, Restaurants occupying a floor area not exceeding 500 sq.m.

xvii) Hostels, Dormitories, Boarding and Lodging houses and Welfare Institutions occupying a floor area not exceeding 500 sq.m.

Verified RealEstate ™

xviii) Clinics, Hospitals, Dispensaries, Nursing Homes and other Health facilities occupying a floor area not exceeding 500 sq.m. provided the width of the abutting road is minimum 10m.

xix) Establishments and shops retailing in vegetables, fruits, flowers, fish, meat and such other daily necessities of the residents, including provisions, soft drinks, newspapers, tea stalls, milk kiosks, cycle repair shops, internet / computer centres, ATMs etc. departmental stores occupying floor area not exceeding 500 sq.m. or organized markets.

xx) Bakeries, Confectionaries, Laundries, tailoring, Goldsmith shops, hairdressing saloons occupying floor area not exceeding 500 sq.m.

xxi) Fuel filling stations, and automobile service stations with installation not exceeding 30 HP.

xxii) Industries listed by the Tamil Nadu Pollution Control Board as 'Green' Industries listed in Annexure - VI and subject to maximum installation of 30 HP.

xxiii) Taxi stands and car parking including multilevel parking

xxiv) Automobile workshop with floor area not exceeding 300 sq.m and electrical installations not exceeding 15 H.P.

xxv) Religious buildings and welfare institutions occupying a floor area not exceeding 500 sq.m.

(2) All uses / activities not specifically mentioned under sub-rule (1) above shall be prohibited in this zone.

**Commercial use zone**

(1) In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:

i) All activities that is permissible in Residential Zone without restriction of floor area (except industries)

ii) All commercial and business uses including all shops, stores, markets, shopping centers and uses connected with the display and retail sale of merchandise but excluding explosives, obnoxious products and other materials likely to cause health hazards and danger to lives.

iii) Fuel filling stations, automobile service stations and workshops with installation not exceeding 50 HP.

iv) Industries listed out by the Tamil Nadu Pollution Control Board as "Green" Industries listed in Annexure - VI and as "Orange Industries" listed in Annexure - VII subject to a maximum installation of 50 HP.

v) Research, Experimental and Testing laboratories not involving danger of fire, explosives or health hazards.

vi) Warehouses and other uses connected with storage of wholesale trade in commodities not notified under the Specified Commodity Act, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.

vii) Buildings for development of software and its associated computer technology applications, IT Parks.

Verified PredEstate

viii) Broadcasting, telecasting and telecommunication stations.

ix) Helipads subject to clearance by Civil Aviation department, Directorate of Fire and Rescue Services and police department.

x) Manufacture of computer hardware

xi) Preview theatres and dubbing theatres.

xii) Colleges, higher educational, technical and research institutions.

xiii) Foreign Missions, Embassies and Consulates.

xiv) Air-conditioned Cinema Theatres along roads of width min. 12 m and Assembly Halls and Kalyana Mandapams along roads of width min. 15 m and Multiplex / Malls along roads of width min. 18m.

(2) All uses/activities not specifically mentioned under sub-rule (1) shall be prohibited.

**Industrial use zone**

(1) In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:

i) In approved layouts residential, commercial, institutional and other activities as designated therein.

ii) Using electrical H.P or with employees not exceeding 100 in number but excluding industries of obnoxious and hazardous nature by reasons of odour, effluent, dust, smoke, gas, vibration or other wise likely to cause danger or nuisance to public health or amenity.

iii) Residential buildings for security and other essential staff required to be maintained in the premises.

iv) All use permissible in Residential and commercial use zones

v) Storage of petroleum timber and explosives and inflammable and dangerous materials

vi) All industries (without restrictions of H.P or floor area or number of workers) except those industries listed under as Red category in Annexure of these regulations.

vii) Container terminals (at sites abutting or gaining access from minimum 18 metre wide public road)

(2) All uses not specifically mentioned under sub-rule (1) shall be prohibited in this zone.

**Special and Hazardous Industrial use zone**

(1) In this zone buildings or premises shall be permitted only for the following uses and accessory uses:

i) All Industrial activities permissible in Industrial zone

ii) All special and hazardous industries (classified as 'Red' by the Tamil Nadu Pollution Control Board) without restriction of Horse Power that are likely to be dangerous to human life or health or amenity, but sufficient precaution to the satisfaction of the TNPC Board have been taken to eliminate noxious or

Verified RedEstate ™

dangerous effluents and to alleviate danger to human life or health or amenity (Annexure - VIII).

iii) Uses involving storage, handling and other uses, incidental to such industries.

iv) Residential, commercial, Institutional and recreational uses incidental to the uses listed above.

(2) All uses not specifically mentioned under sub-rule (1) above shall be prohibited.

**Institutional use zone**

(1) In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

i) Educational institutions including colleges and institutions of higher education, research, technical and training in nature.

ii) Govt. and quasi Govt. offices and institutions

iii) Professional and business offices

iv) Art galleries, Archives, Museums, Public Libraries, Social and Cultural Institutions and Religious buildings.

v) Hospitals, Sanatoria, and other medical and public health institutions.

vi) Parks, Play fields, Swimming pools and other public and Semi public open spaces.

vii) Broadcasting, telecasting, installations and Weather stations.

viii) Public utilities, municipal and community facilities.

ix) Nursery, Primary and Secondary Schools.

x) Social and Cultural Institutions including Sabhas.

xi) Residential and commercial spaces not exceeding 500 sq.m.permissible in this use zone.

xii) Transport terminals, bus and railway stations, Airport, Harbour, and parking lots including multilevel parking lots

xiii) Cinema theatres and others entertainment centres and Kalyana mandapams.

xiv) Clubs, community halls, Assembly halls, Auditoriums and Theatres

xv) Sports stadium, Recreation Complexes, Exhibition, Fares.

xvi) Burial Ground, Burning Ground, Cemeteries, crematoria

xvii) Buildings for development of software and its associated computer technology applications I.T.Parks

xviii) Manufacture of computer hardware

xix) Bio- informatics centres.

xx) Container terminals at sites abutting and gaining access from public roads of width minimum 18 metres

Verified RealEstate ™

xxi) Foreign mission, Embassies, Consulates

xxii) All public and semi public recreational uses and open spaces, parks and play grounds, zoological and botanical gardens, nurseries, waterfront developments, museums and memorials.

xxiii) Theme parks and amusement parks

xxiv) Open Air Theatre, Exhibitions, Circuses, Fairs and Festival grounds, public utilities.

xxv) Installations that may be necessary for the uses mentioned above.

(2) All uses not specifically mentioned under sub rule (1) shall be prohibited.

Note:

In the rest of the state, areas zoned for public and semi public use zone and educational use zone shall be equated to institutional use zone and the activities shall be regulated accordingly.

**Open Space and Recreational use zone (only in CMA)**

(1) In this zone buildings or premises shall be permitted for the following purposes and accessory uses:

i) All public and semi public recreational uses and open spaces, parks and play grounds, zoological and botanical gardens, nurseries, waterfront developments, museums and memorials.

ii) Theme parks and amusement parks

iii) Open Air Theatre, Exhibitions, Circuses, Fairs and Festival grounds, public utilities.

iv) Burial and burning grounds or crematoria.

v) Incidental residential uses for essential staff required to be maintained in the premises.

vi) Incidental commercial uses

vii) Hotels and restaurants not exceeding 300 sq.m.

viii) Beach cottages each not exceeding 100 sq.m. in floor area and 7.5 m in height.

ix) Sports stadia and recreational complexes.

x) Installations that may be necessary for the uses mentioned above.

(2) All uses not specifically mentioned in sub rule (1) shall be prohibited.

**Urbanisable use zone (only in CMA)**

(1) In this use zone, buildings or premises shall be permitted for the following purposes and accessory uses.

i) All uses permissible in commercial and institutional use zones

Verified RedEstate ™

(2) All uses not specifically mentioned in sub rule (1) shall be prohibited.

**Non-Urban use zone**(only in CMA)

(1) In the Non-Urban use zone, buildings or premises shall be permitted for the following purposes and accessory uses:

i) All Agriculture uses

ii) Burning, Burial grounds, crematoria and cemeteries

iii) Salt pans and salt manufacturing.

iv) Brick, earthen tile or pottery manufacturing.

v) Stone crushing and quarrying.

vi) Sand, clay and gravel quarrying.

vii) Installation of electrical motors not exceeding 50 HP that may be required for the uses mentioned above.

viii) Incidental residential uses

(2) All uses not specifically mentioned in sub rule (1) shall be prohibited.

**Agricultural use zone:**

(1) In the Agricultural use zone buildings or premises shall be normally permitted for the following purpose and accessory uses:

A. Normally permissible uses:

i) All Agricultural uses.

ii) Farm houses and buildings for agricultural activities.

iii) All the uses permissible in the residential use zone within the natham boundaries (settlements)

iv) Dairy and cattle farms

v) Piggeries and poultry farms

vi) Forestry

vii) Storing and drying of fertilizers

viii) Installation of electric machinery of not exceeding 15 horse power may be allowed for the uses mentioned above.

ix) Sewage farms and garbage dumping sites.

x) Mills for grinding, hulling, etc. of cereals, pulses, food grains and oil seeds provided the site has proper access and installations do not exceed 50 H.P.

xi) Burning and Burial grounds, Crematoria and Cemeteries.

(2) All uses not specifically mentioned in sub rule (1) shall be prohibited.

Verified RealEstate ™

## Annexure – XIX

[See rule 39]

**Areas set apart for High Rise Buildings in Chennai Metropolitan Planning Area**

High Rise Buildings are permissible in the Chennai Metropolitan Area excluding the following areas: -

(a) Area bounded by two arms of Cooum river starting near Park Station to the mouth of Cooum river (Napier Bridge) generally known as Island Grounds.

(b) Aquifer Recharge Area bounded in

| | |
|---|---|
| the North by | Thiruvanmiyur Village |
| the East by | Bay of Bengal |
| the West by | Buckingham Canal |
| the South by | Chennai Metropolitan Area boundary |

(c) Redhills Catchments Area stated in the Rule 19, Annexure XVII(12) Appendix B

Verified RedEstate™

**Annexure – XX**

[See rule 61]

**Swimming Pool and Pool**

***1. Definitions.***—(1) In this rules, unless the context otherwise requires

(i) **"Executive Authority"** means the Commissioner of a Municipal Corporation or a Municipality or the Executive Officer of a Municipality or a Town Panchayat, as the case may be;

(ii) **"Urban Local Body"** means a Municipal Corporation, Municipality or Town Panchayat in the State;

(iii) **"Appurtenance"** means an accessory facility or feature at a swimming pool;

(iv) **"Bather Load"** means the maximum number of persons that may be allowed in the pool area at one time without creating undue health or safety hazards;

(v) **"Competent Authority"** means the Member-Secretary of Composite Local Planning Authority or the Member-Secretary of New Town Development Authority or Regional Deputy Director of Town and Country Planning or Regional Assistant Director of Town and Country Planning or the Member Secretary of Chennai Metropolitan Development Authority, as the case may be;

(vi) **"Committee"** means the Committee constituted under rule 4 to examine and consider the issue 'No Objection Certificate' to use a swimming pool;

(vii) "**Deep Area"** means an area of a swimming pool in which the water depth exceeds 1.5 metre;

(viii) "**Diving Pool"** means a pool designed and intended exclusively for diving;

(ix) **"Form"** means a Form appended to these Rules;

(x) "**Inlet"** means an opening or fitting through which filtered water enters the pool;

(xi) **"Inspecting Authority"** means -

a. The Commissioner of Police, Chennai City in respect of Chennai Metropolitan Area;

b. The District Collector concerned in respect of districts, except Chennai Metropolitan Area;

c. Regional Senior Manager, Sports Development Authority of Tamil Nadu (SDAT);

d. Joint Director, Public Health and Preventive Medicine Department of every District or area concerned;

e. Divisional Officer (Fire and Rescue Services) of the respective District or area concerned;

f. Member-Secretary of composite local planning authority / Member-Secretary of new town development authority/ Regional Deputy Director of Town and Country Planning/ Regional Assistant Director of Town and Country Planning of the area concerned;

Verified RedEstate™

g. Member Secretary of Chennai Metropolitan Development Authority in respect of Chennai Metropolitan Area;

h. Executive Engineer, Tamil Nadu Water Supply and Drainage Board in the respective area except Chennai Metropolitan Area;

i. Executive Engineer, Metro Water in respect of Chennai Metropolitan area;

j. Joint Director in the office of the Directorate of School Education of the concerned area;

k. The Joint Director of Collegiate Education in the office of the Collegiate Education of the concerned area;

l. The Executive Engineer, Public Works Department of the area concerned, in respect of swimming pools with a diving board.

(xii) "**Main Drain"** means the outlet or outlets in the floor of the swimming pool;

(xiii) "**Make-up Water"** means the water added to a pool to replace the water which is lost;

(xiv) **"No Objection Certificate"** means a certificate to be issued to operate swimming pool;

(xv) **"Pool Depth"** means the vertical distance between the pool floor and the water level;

(xvi) "**Pool manager"** means the person entirely responsible for the actual daily operation, or for the supervision of the operation of a swimming pool;

(xvii) "**Shallow Area"** means an area in a swimming pool, in which the water depth does not exceed 1.5 m at any point;

(xviii) "**Skimmer"** means a mechanical device connected to the recirculation piping which is used to skim the pool surface;

(xix) **"Swimming Pool or Pool"** means **a**n artificial body of water having the water surface area of 7.0 square metre or more and having water depth of 0.6 metre or more used by an individual or collectively by a number of individuals primarily for the purpose of swimming and includes related equipment, structures, areas, and enclosures intended for the use of individuals using or operating the swimming pool such as equipment, dressing booth, locker, shower and bath rooms;

(xx) **"Swimming pool in-ground"** means any pool whose sides rest in partial or full contact with the natural ground; and

(xxi) **"Swimming pool on-ground or suspended pool"** means any pool whose sides rest fully above the natural ground;

(xxii) ***Public Swimming Pool:*** The Swimming Pool in schools, amusement parks of public congregation, hotels and similar places

(xxiii) ***Residential Swimming Pool:*** The Swimming Pool in Residential Complex

(xxiv) "**Transition Point"** means a location in a shallow area of a swimming pool where an area, having a floor slope of not more than 30 cm vertical in 3.65 m horizontal, adjoins an area where the floor slope exceeds one in 12;

Verified RedEstate ™

(xxv) "**Turnover Period"** means the time required to re-circulate a volume of water equivalent to the water volume of the pool through the filtration system;

(xxvi) "**Water Level"** means **t**he level of the overflow lip of a perimeter overflow system or the midlevel of surge weirs, if present, or the mid-level of the skimmer operating range;

(xxvii) "**Zero-Depth Edge"** means that portion of the perimeter of a zero-depth pool where the pool floor intersects the pool water surface; and

(xxviii) "**Zero-Depth Pool"** means a swimming pool where the pool floor intersects the water surface along a portion of its perimeter.

(2) Words and expressions used, but not defined in these rules shall have the meanings respectively assigned to them in the Acts.

***2. Application for Permission for Construction and Operation of a Swimming Pool.—***(1) Every owner or occupier of a land, who intends to construct a swimming pool therein, shall submit application to the Executive Authority. competent authority depending upon the development, for construction of swimming pool along with the planning permission application itself. Only after obtaining the necessary permissions the applicant shall begin the construction of the swimming pool.

(2) After completion of the construction of the residential swimming pool along with the building, the owner or occupier shall submit an application for issue of completion certificate for entire premises. If swimming pool does not satisfy these rules the Executive Authority shall refuse to issue Completion Certificate to operate the swimming pool. There is no separate requisition for issue of NoC for Residential Swimming Pool to operate.

(3) After completion of the construction of the public swimming pool, the owner or occupier of the public swimming pool shall submit a completion report together with an application in Form-IV to the Executive Authority for grant of permission to operate the swimming pool. The application in Form-IV shall be submitted along with an affidavit in a non-judicial stamp paper for Rs.100/- in Form V.

(4) The Executive Authority, shall, on receipt of completion report and the application in Form-IV from the owner or occupier, submit the same before the Committee for its consideration to issue 'No Objection Certificate'. On receipt of recommendation of the Committee, the Executive Authority shall either grant permission to operate the public swimming pool in Form VI or refuse to grant permission for reasons to be given in writing. The owner or occupier shall operate the swimming pool only after grant of permission in Form VI.

***3. Committee.—***(1) There shall be a Committee in each district and in the Chennai Metropolitan area for the purpose of issuing No Objection Certificate to operate a swimming pool.

(2) The Chairman of the Committee shall be the Commissioner of Police, Chennai City in respect of Chennai Metropolitan Area and the District Collector concerned in respect of other districts.

(3) Each Committee shall consist of the following members, namely:-

(i) Regional Senior Manager, Sports Development Authority of Tamil Nadu (SDAT);

(ii) Joint Director, Public Health and Preventive Medicine Department of the Local Body concerned;

(iii) Divisional Officer (Fire and Rescue Services);

Verified RealEstate™

(iv) Executive Authority of the local body concerned in which the swimming pool is constructed–Convener;

(v) Member Secretary of the composite local planning authority/Member-Secretary of the new town development authority/ Regional Deputy Director of Town and Country Planning/ Regional Assistant Director of Town and Country Planning/ Member-Secretary of Chennai Metropolitan Development Authority, as the case may be, in which the swimming pool is constructed;

(vi) Executive Engineer, Metro Water in respect of Chennai Metropolitan area and the Executive Engineer, Tamil Nadu Water Supply and Drainage Board in respect of other areas:

Provided that the Joint Director, Office of the Directorate of School Education Department concerned shall be a member of the Committee in respect of swimming pools in schools and the Joint Director, Office of the Collegiate Education concerned shall be a member of the committee in respect of swimming pools in Colleges and Universities:

Provided further that the Executive Engineer, Public Works Department of the area concerned shall be a member of the Committee in respect of swimming pools with a diving board.

(4) The committee shall meet at least once in a month so as to consider the issue of No Objection Certificate, to operate the swimming pools. The members of the Committee shall inspect the swimming pool before giving their recommendations in writing to the Chairman of the Committee.

(5) The Chairman of the Committee shall issue or refuse to issue a No Objection Certificate to operate the swimming pool based on the recommendations of the members of the Committee. Where the Chairman of the Committee refuses to issue No Objection Certificate, he shall give reasons in writing for such refusal.

***4. Inspection of Swimming Pool.***—Regular and random inspections of swimming pools shall be carried out by the Executive Authority and the Inspecting Authority. If the Executive Authority finds out any defects in a swimming pool during such inspection, he shall issue a show cause notice to the owner or occupier of that swimming pool and he may also specify a period within which the defects are to be rectified. The reply to the show cause notice shall be submitted within seven days from the date of receipt of the notice or within the time prescribed, if any, in the show cause notice. The Executive Authority may order suspension of usage of the swimming pool even before the receipt of the reply for the show cause notice. He may also suspend the usage of the swimming pool, if the defects pointed out in the show cause notice are not rectified within the time given in the notice or on the advice of the inspection Authority. If the inspection carried out by any Inspecting Authority reveals any defects, he shall intimate the same to the Executive Authority immediately and the Executive Authority shall take further action as prescribed above. After rectification of the defects, the Executive Authority may allow operation of the swimming pool after getting the report from the respective Inspecting Authority The defects shall be categorized as construction and Civil wrk, water Quality (Health & Sanitation) and Fire & Rescue Safety.

***5. Appeal.***— Any person aggrieved by the order of the Executive Authority / Competent Authority under sub-rule 2 and4 of rule 2 shall make an appeal to the Secretary to Government, Municipal Administration and Water Supply Department within a period of thirty days from the date of receipt of the order. The decision on order of the Appellate Authority shall be final.

***6. General provision for penalty, punishment of offences***.— whoever contravenes any of the provisions of these rules, shall be imposed with a penalty of Rs.100 shall be levied. If such contravention of rules is repeated by the owner or occupier of the swimming pool, the usage of the pool shall be suspended by the Executive Authority immediately on its notice till the violation is rectified.

***7. Dimensions.***- (1) A Swimming pool may be of any shape and of any dimension. However, in case of swimming pools in Educational Institutions, their dimensions and shape shall be as mentioned below:-

(a) The shape shall be rectangular only; and

(b) The dimensions shall be:-

(i) category-I: 50m x 25m;

(ii) category-II: 25m x 16m;

(iii) category-III: 15m x 10m; or

(iv) category-IV: 10m x 6m.

(2) In case, a pool is designed to have zero depth edge, the transition from shallow to zero depth should be a distance over and above the minimum pool dimension.

***8. Structure.***—(1) In case of educational institutions, there shall be swimming pool-in ground only and there shall be no pool-on ground or suspended pool.

(2) **The prospective New Swimming Pool** shall be so designed that it shall withstand all anticipated hydraulic structural loadings for both full and empty conditions. All appurtenances to the pool, such as diving boards and slides, shall be designed to carry the anticipated load. Any obstruction creating a safety hazard shall not extend into or above the pool and shall not protrude from the floor of the pool. The water spread area of the swimming pool should not be used for any purpose other than bathing or swimming. Designers shall refer Industrial Standard Code 6494:1988 for providing the guidance on the procedures and the precautions to be taken during construction of swimming pool to ensure the water tightness of the structure. The design of the pool shall be certified by a structural engineer. The location of the pool shall be easily accessible for emergency vehicles. In case of pools in amusement parks, an exclusive drive way of minimum width of 3.5m from a public road shall be made available without any obstruction up to a distance of at least 30m from the swimming pool.

***9. Material.***—Any suitable material which is non-toxic and provide a rigid watertight shell with a smooth, impervious, light colored finish shall be used to construct the pool. The floor of shallow areas shall have a slip-resistant finish. Sand or earth shall not be permitted to be used as an interior finish in a swimming pool.

***10. Floor slopes.***—Slope of the floor of the pool shall be made downward toward the main drain. All slopes should be uniform. The slope in shallow areas shall not exceed 30 cm vertical in 3.6m horizontal except for a slope directed downward from a transition point, which shall not exceed 30cm vertical in 1m horizontal. In portions of the pool with a depth greater than 1.5 m, the front slope of the deep area shall not be steeper than 30 cm in 1 m. The slope requirements of a pool floor are illustrated in the figure given in Annexure - I.

**11.** ***Transition point.***—Transition points shall be marked with a stripe on the pool floor having a width of at least 10 cm and a color that contrasts with that of the floor, and with a buoyed safety rope with colored buoys, installed at least 30 cm on the shallow side from the transition point. In other pools having adjoining shallow and deep areas, a safety rope with colored buoys shall be installed where the water depth reaches 1.5 m.

Verified RealEstate ™

***12. Pool walls.***—(1) Where the pool depth is 1 m or less, pool walls shall be vertical to the floor and the junction of the wall with the floor shall consist of a cove with a radius not exceeding 15 cm. Where the pool depth exceeds 1 m, pool walls shall meet one of the following criteria:-

(a) The wall shall be vertical for a distance of at least 1.5 m below the water level, below which the wall may angle to the floor; or

(b) The wall shall be vertical for a distance of at least 1 m below the water level, below which the wall shall form a curve to the floor. The curve shall be tangent to the pool wall and shall have a radius of curvature at least equal to the vertical distance between the centre of curvature and the pool floor.

(2) All junctions between pool walls and the pool floor, shall be coved with a minimum radius of 25 mm.

***13. Water depth.***—Water depth at the shallow end of the swimming pool shall be 106 cm for all categories of the pools, whereas, the deeper end shall not be more than 167 cm. In case of educational institutions, the deeper end of the pools shall not be more than 167 cm for category I and II pools and shall not be more than 152 cm for category III and IV pools, referred to in clause (b) of sub-rule (1) of rule 7.

**14.** ***Walkways and deck areas.***— (1) Pools shall have deck that is at least 3 m in width on the larger side of the pools. There shall be no obstructions or interruptions of the pool deck within the 3m width other than necessary structural supports, or appurtenances such as perimeter overflow systems, starting blocks, handrails, stand having life jackets, stand for life guard etc. A clear, unobstructed walkway of at least 1.1 m in width shall be maintained at the place of such obstructions or interruptions. The walkway and deck area shall have a setback of atleast 1.5 m on the larger side of the pool. There shall be no obstructions or interruptions of the setback space within the 3m adjacent to the deck. The setback space shall have a level difference of not less than 10 cm and not more than 15 cm below the level of the deck area. In case of swimming pools in single dwelling unit, the minimum requirement is 1m wide deck area around the pool and the deck area shall have a setback of at least 1m from any adjacent structure or boundary of the site.

(1) Structural supports located within the minimum required deck width or within 3m of the swimming pool shall be no closer than 3 m apart measured parallel to the adjacent perimeter of the pool, with the dimension of any single support in a plane parallel to the adjacent pool perimeter not greater than 1 m and the sum of all such support dimensions no greater than 10 per cent of the pool perimeter.

(2) The deck between two adjacent swimming pools shall be at least 6m wide. All decks and walkways shall have an unobstructed overhead clearance of at least 2m.

(3) Synthetic material having the following criteria shall be used for deck coverings:-

(*i*) Non-fibrous material which allows drainage and will not remain wet or retain moisture;

(*ii*) Inert material, which will not support bacterial or fungal growth;

(*iii*) Durable;

(*iv*) Cleanable; and

(*v*) Provides a slip-resistant finish.

Verified by RealEstate™

(5) The decks and walkways shall have a paved surface. The surface of the pool deck and other surfaces used for foot contact, such as gratings of perimeter overflow systems, shall be slip-resistant.

**15. *Ladders, Step-Holes, Steps and Ramps.***—(1) The Prospective New Swimming pool shall have at least two means of egress, located near opposite ends. A means of egress shall consist of a ladder, step-holes and grab rails, stair, ramp, or zero-depth edge. Pools of 9 m or more in width shall have at least four means of egress that shall be located near each end and on opposite sides. The distance from any point with a depth greater than 76cm in the swimming pool to a means of egress shall not exceed 15 m. At least two ladders or sets of step-holes shall be located at the deep area of the swimming pool.

(1) Step-holes shall have a minimum tread depth of 12 cm. Where step-holes or ladders are provided, there shall be a handrail or grabrail at the top on both sides which extends to the edge of the pool.

(2) Steps shall be of contrasting color or marked to contrast from the pool floor and have uniform size treads of at least 30 cm and a rise of not more than 23 cm. Steps shall be located where the water depth is 1.4 m or less and shall have no pointed or sharp edges. One sturdy handrail or grabrail per 4 m of step width or fraction thereof, extending the length of the steps shall be provided. In case of category – IV swimming pool of educational institutions, the overall dimension of the steps shall be over and above the required 10 m of minimum length of the pool.

(3) All ladders, step-holes and steps shall have slip-resistant surfaces and provisions may be made for the use of physically challenged persons also.

(4) Slope of the ramp shall not be more than one in twelve. Ramp shall have a slip-resistant surface; handrails on both sides and its width shall not be more than 1.4 m.

***16. Diving Area.***—(1) No diving board shall be permitted in pools of educational institutions and single dwelling units.

(i) The dimensions of the diving area of a pool that has diving boards or platforms of three metre or less in height shall conform to those shown in the figure in Annexure - II. In such pools, the distance from the plummet to the pool wall ahead shall be at least 11 m.

(ii) Swimming pools with the diving, facilities in excess of three meters in height shall comply with dimensions illustrated in the figure in Annexure – III and the Table there under. If the pool is used for swimming as well as diving, then transition slope from the deep to the shallow end shall not be steeper than one in three.

(iii) There shall be no obstruction extending from the wall or the floor into the clear area of the diving portion of the pool. There shall be an unobstructed distance of 5 m above the diving board measured from the centre of the front end of the board and this clearance shall extend at least 2.5 m behind, 2.5 m to each side, and 5 m ahead of the measuring point.

(iv) Handrails shall be provided at all steps and ladders leading to diving boards. Platforms and diving boards which are one metre or higher shall be protected with guard railings. One metre diving board guard rails shall be at least 76 cm above the diving board and extend to the pool water's edge. All platforms or diving boards higher than one metre shall have guard rails which are at least 76 cm above the diving board or platform and extend to the pool water's edge. Three metre platforms and boards shall have a side rail barrier.

***17. Starting Platforms.***—Starting Platforms shall be located in the deck area in the deep side of the pool. Starting Platform shall be from 0.50 m to 0.75 m above the surface of water. The maximum height of the platform above the water shall be 0.75 m where the water depth is 1.2 m or greater and 0.50 m when the water depth is less than 1.2 m. The surface area of each platform shall be 0.5m x 0.5 m with a maximum slope of not more than $10^0$. Surface of each block shall be covered with non-slip material and with back stroke hand grip facility.

***18. Electrical Installation – Lighting.***—(1) Artificial external lighting shall be provided at all indoor and outdoor pools that are open for use after sunset which shall be atleast 33.5 lumens or 2.2 watts per square metre of pool water surface area and deck area. There shall be a provision for emergency lighting, in case of failure of routine source of power. The emergency lighting shall be atleast half of the prescribed artificial external lighting i.e., 16.75 lumens or 1.1 watts per square metre of pool water surface area and deck area. The pool shall not be put to use without such emergency lighting.

(2) Where portable electric vacuum cleaning equipment is used, electrical receptacles with ground-fault circuit interrupter protection shall be provided. Separation between receptacles shall be a maximum of 30 m. All receptacles installed in the swimming pool area shall have waterproof covers and ground-fault circuit interrupter protection.

(3) Lighting controls shall not be accessible to the public.

**19.** ***Ventilation.***—For the Prospective New Swimming Pool a dequate ventilation shall be provided in facilities to prevent objectionable odour. In case of indoor pools, sufficient number of windows and ventilators providing a total ventilation area of not less than one fifth of enclosed water surface area and floor area or proper mechanical ventilation shall be provided. The windows and ventilators shall be abutting at least for a length of not less than 2.5 metre on an open space, either external or internal. Such open space shall not be less than 1.75 metre in width.

**20.** ***Shower and bathroom.***—(1) Separate shower, dressing booth and sanitary facilities shall be provided for each gender. The rooms should be well lit, drained, ventilated and of good construction using impervious materials. They shall be developed and planned to ensure maintenance of good sanitation throughout the building at all times. Floors shall have a slip-resistant surface and sufficiently smooth to ensure ease in cleaning.

**(2) A Minimum of one shower and one dressing room for each gender up to a area of 75 sq.m of swimming pool, with additional one shower and one dressing room for additional each 75 sq.m of swimming pool area or part there of. :**
Provided that in case of swimming pool in single dwelling unit, the above provision is optional.

(3) Necessary structural provision shall be made in the toilets to enable the physically challenged also to use them.

**21.** ***Fencing And Exits.***—(1) All indoor and outdoor pools shall be fenced. Fencing shall be at least 1.2 m height and it shall not have any hand or footholds that can enable a young child to climb it. Care shall also be taken to ensure that pool side equipment is not positioned such that it may be used to climb the fence and access the pool.

(2) All indoor and outdoor pool premises shall have sufficient number of exits for safe exit from the swimming pool premises with at least two exits of minimum width of 2.0 m located near opposite ends.

**22.** ***Swimming Pool Water Treatment System.***—**(1)** ***General.***—A water treatment system shall be provided to filter, chemically balance and disinfect the swimming pool water. The system shall be so designed for the recirculation flow rate that turnover period shall not exceed 6 hours.

Verified RealEstate TM

**(2) Hair and Lint Strainer.**—A hair and lint strainer shall be installed on the suction side of the pump except on vacuum filter systems. The strainer basket shall be easily removable. Valves shall be installed to allow the flow to be shut off during cleaning, switching baskets, or inspection.

**(3) Inlets.**—Inlets for filtered water shall be located and directed suitably to produce uniform circulation of water to facilitate the maintenance of a uniform disinfectant residual throughout the entire pool without the existence of dead spots, and to produce surface flow patterns that effectively assist skimming.

**(4) Outlets.**—Pools shall be provided with a main drain at the deepest point. The main drain shall be connected to the recirculation system. Openings must be covered by grating which cannot be removed without the use of tools. Openings of the grating shall be at least four times the area of the main drain pipe or have an open area. The maximum width of grate openings shall be 3.5 cm. Main drains and all other suction outlets installed in the pool shall be designed to prevent bather entrapment. Pool shall not be used if any of the covers are missing, unsecured or damaged.

**(5) Make-up Water.**—Make-up water shall be added through a fixed air gap of at least 15 cm to the pool, surge tank, vacuum filter tank, or other receptacle. When make-up water is added directly to the pool, the fill-spout shall be located under a low diving board or immediately adjacent to a ladder rail, grab rail, or fixed lifeguard chair.

**(6) Filtration.**—The design filtration rate in the particular application in which the filter is utilized shall not exceed the maximum design filtration rate for which the filter was installed. Wash or backwash water from diatomaceous earth filters shall be passed through a separation tank designed for removal of suspended diatomaceous earth and solids, prior to disposal.

**(7) Disinfection.**—The pool water shall be continuously disinfected by suitable disinfecting agent that imparts easily measured residual. Gaseous chlorine, chlorine compounds, bromine compounds or other bactericidal agents should be used to maintain the quality parameters of water specified in rule 25.

**(8)** In the case of swimming pools in single dwelling units, the above provisions are optional only.

**23.** ***Personnel.*—(1) *Pool Manager.*-** A competent pool manager shall be provided at all swimming pools who possess adequate swimming capabilities. He shall be held responsible for the safe operation and maintenance of all the facilities and upkeep of all the life safety measures of the swimming pool and accountable for any lapse. In case of swimming pools in single dwelling unit, provision of pool manager is optional.

**(2) Life Guard and Swimming Coach / Instructor.**—(i) Competent lifeguards shall be provided at all swimming pools except for swimming pool in single dwelling units. The minimum number of life guards shall be **one** for a pool size of 150 square metre and below and proportionate increase for larger size pools.

(ii) In case of swimming pools in educational institutions, in addition to the life guard, competent swimming coach/instructor shall also be provided, who has adequate knowledge of first aid and artificial respiration. At least two coaches or instructors for category-I and II pools and at least one coach or instructor for category-III and IV pools shall be provided. At least four life guards for category-I and II pools and at least 2 life guards for category-III and IV pools shall be provided.

Verified RedEstate

**(3) Qualification for the coach, instructor and life guard.**—(i) **Swimming instructor.**— A person possessing National Institute of Sports Certificate (6 week course) in swimming issued by National Institute of Sports is eligible for appointment as Swimming Instructor to teach swimming to beginners and novices.

(ii) **Swimming coach.**—A person possessing National Institute of Sports diploma course (Regular) in coaching swimming issued by National Institute of Sports is eligible for appointment as a swimming coach to coach swimmers for competitive swimming training and for teaching novices.

(iii) **Life guard.**—For appointment as a Life Guard, a person must possess the following qualifications, namely:-

(*a*) Minimum 8th standard pass;

(*b*) Pool life guard course certificate conducted by Rashtriya Life Saving Society –India (RLSS)

(*c*) experience in Cardio Pulmonary Resuscitation (CPR) Procedure.

(iv) The working hours of the Life Guards shall not be more than 4 hours at a stretch. He shall be rested for atleast four hours before he is put on duty again. Sufficient number of reserve life guards with prescribed qualification shall be made available.

(v) The practical ability and alertness of the Instructors, coaches and life guards in rescuing children during emergency times should be tested before they are actually deployed. The Fire and Rescue Service personnel, shall, before the grant of No Objection Certificate for operating the swimming pools, verify the abilities of the life guards, instructors and coaches.

**(4) Duty time of personnel:**—The pool manager shall ensure that the minimum number of swimming coaches/ Instructors and lifeguards specified for different categories of pools in sub-rule (2) is made available on duty while the swimming pool is in use. And at the same time, the duty time of swimming coaches/ instructors and life guards shall not be more than eight hours in a day and not more than four hours at a stretch.

**24.** ***Specific Safety Features.***—(1) A chair placed on the top of a removable stand of three and a half foot high shall be provided for seating of the lifeguard at a location so that all areas of the pool are visible to the lifeguard. A lifeguard shall be dressed in uniform swimming attire and be identified as a lifeguard. The coach/instructor and the lifeguard shall have undergone the training for giving first aid.

(2) The owner or occupier of the pool shall provide necessary life saving devices in adequate numbers such as First aid box, oxygen cylinder, breathing equipments, artificial respirator, buoys for beginners, at least two life jackets, life belts, stretcher, life saving hook, Cardio Pulmonary Resuscitation pocket mask, rescue tubes, life guard stand, etc.

(3) The owner or occupier of the pool shall -

(*i*) place a life saving instructions chart at the pool.

(*ii*) place the safety/sanitary rules board at the pool.

(*iii*) provide necessary fire fighting appliances in the premises which must be maintained in proper condition.

Verified RedEstate

(*iv*) not allow undesirable elements in the vicinity of the pool and shall take adequate precautions to prevent harassment of women.

(*v*) require a beginner to wear red cap for easy identification.

(*vi*) provide proper uniform to the life guards.

(*vii*) install a Flag to indicate that a life guard is on duty.

(*viii*) insure all the swimming pool users against any mishaps.

(*ix*) display emergency contact numbers at a conspicuous place of the pool.

**(4) Rescue Equipment:**—(i) General purpose first aid kit shall be provided to handle minor bumps, bruises and sprains. A swimming pool facility shall have a first-aid kit which contains at least the following items, namely:-

(*a*) Band-Aids.

(*b*) Sterile 100 x100 mm bandage compress.

(*c*) Self-adhering gauze bandage.

(*d*) Disposable gloves.

(*e*) Chemical cold compress.

(*ii*) The first-aid kit shall be prominently mounted in the swimming pool enclosure, or a sign stating its location shall be posted near the swimming pool. The first-aid kit shall be accessible when the swimming pool is open. Items which have a shelf life shall be within the period of expiry.

(*iii*) An emergency response kit shall be provided which includes items like emergency survival blanket, 10 cm (4 inch) offset bandage compress, rescue breather, ambu bags, gloves, wipes and a thunderbolt (low frequency) whistle with lanyard.

(5) The following life saving equipments shall be provided:-

(i) Life buoys (Ring Buoys) .– Life Buoys of the following specifications shall be used in rescue operations in water.

(a) Material: Cork with polyurethane covering. A grab line secured to life buoy at four equidistant points by cotton cord.

(b) Dimension: Circular in shape with elliptical cross section.

(c) Colour: Orange

(d) Life Buoys shall be tested for strength and buoyancy.

(e) Te type, date of test, manufacturer's batch number shall be marked on all life buoys by intelligible colour.

(f) It shall be marked with Bureau of Indian Standard certification.

(g) Reflectors in the form of strips shall be provided for use in night.

Verified RedEstate ™

(h) All other specifications shall conform to IS 5326 – 1969 and requirements under the Merchant Shipping Act, 1958 and the rules made there under.

(i) Buoy surface shall resist weather and temperature extremes and shall feature an integral rope of 6 mm diameter line that has a length of 1.5 times the maximum width of the pool or 15.2 m whichever is less for easy handling.

(ii) Life Jacket .- Life Jackets (size 1) of the following specifications shall be used for providing means of safety for the wearers while performing rescue work connected with water.

(a) Material – Unicellular plastic with Kapok fiber filler of first grade flotation quality.

(b) Colour – Orange or light yellow

(c) Design – It shall be provided with a collar or other suitable means for supporting the head of floating unconscious wearer above water. The buoyancy shall be obtained essentially by the use of buoyant materials as given in BUREAU OF INDIAN STANDARD specifications.

(d) Donning – It shall be capable of being donned and secured within 30 seconds by a wearer. After having been familiarized with the method of donning, the jacket shall fit securely the body of wearer. It shall afford reasonable comfort and to allow freedom of movement to the wearer both in and out of water.

(e) All other specifications shall confirm to Bureau of Indian Standard 6685-1972;

(f) The jacket shall be legibly marked with following information:-

(A) Trade Mark of manufacturer;

(B) Size and date of manufacturer;

(C) “Front” and “Back” words in appropriate position where a possibility of confusion exists;

(D) Self illuminated light may be provided for use in night;

(E) Jacket shall be marked with Bureau of Indian Standard certification.

(iii) Life vests (Buoyant Life vests):- It is like life jackets and are made of nylon and Poly ethylene foam and feature 3 buckles and open side with visible colours in red and blue.

(iv) Rescue boards (Spine boards):- The most versatile and easy to handle board especially good for two guard rescues. Made of 5/8” marine plywood with capped wood runners on the bottom and capped bombers. Head immobilizer secures to board with pressure sensitive Velcro for quick and accurate immobilization.

(v) Emergency survival blanket:- This blanket shall be made of thermal material (blend of wool or manmade fibres) that retains 90% of body heat.

(vi) Ring Buoy line (Throw rope or rescue lines):- Made from heavy duty floating line.

Verified RealEstate ™

(vii) Rescue cans: – Rescue can shall be constructed of rotationally molded polyethylene to be both light weight and durable.

(viii) Rescue hook:- It shall meet International Red Cross specifications and features a blunt end life hook large enough to safely encircle a victim. It is made up of heavy duty aluminium mounted on a light, super tough, highly visible fibre glass pole with rubber end cap.

(ix) Storm whistle: – Professional life guard whistle can be blown under water with whistle lanyards.

(x) Underwater goggles:– One piece flexible Poly Vinyl Chloride frame with water tight seal.

(xi) Emergency Eyewash Station: – This self contained system shall provide victims with immediate eye flushing with a sterile, soothing, normal saline wash that neutralizes varying quantities of acids or caustics depending on the concentration.

(xii) Body flush station: – Self contained system for immediate body flushing with a sterile, buffered isotonic saline solution. It shall be fitted with highly visible back plate.

**(6) Emergency Telephone and Emergency Contact List:**—A telephone shall be accessible in the vicinity of the swimming pool, in or within 90 m of the pool enclosure. The telephone numbers of the local police, State Police, fire department, physician, ambulance service, and a hospital, shall be displayed in a conspicuous place near the telephone. The location of the emergency telephone shall be displayed in the swimming pool area unless the telephone is located in the pool area.

**(7) Depth Markers :—(i)** The depth of water shall be marked at or above the water surface on the wall of the pool and on the edge of the deck next to the pool so as to be readable by persons entering or in the pool. Depth markings shall be provided at the shallow and deep ends of the pool, the transition point, and the point of maximum depth, and shall be spaced at not more than 7.5 m intervals measured peripherally, except that depth markings are not required at a zero-depth edge.

**(ii)** Depth markers shall indicate pool depth in metric system, and shall be of a color that contrasts with the background. Numerals indicating depth shall be a minimum of 10 cm high.

**(iii)** In shallow areas, "no diving" markers or symbols at least 10 cm high must be located at not more than 7.5 m intervals around the pool perimeter except at a zero-depth edge.

***25. Water Quality.*—(1)** The clarity of water shall be that a 4 inch black-and-white object in the deepest water is clearly visible from the pool deck. The pH of the pool water shall be between 7.2 and 8.0 and the free residual chlorine count shall be from 0.6 to 1.5ppm depending on the pH.

**(2) Disinfection.-** (i) The area around the pool must be cleaned and disinfected regularly.

(ii) In order to prevent the transmission of contagious diseases, the water in the pool must have powerful and lasting disinfectant properties.

(iii) Water in the swimming pool must comply with the following requirements for safety and swimmers' comfort, namely :-

(*a*) The water shall be transparent, that is, the lane marked on the bottom of the pool shall be clearly visible and a dark object (measuring 0.30 m along each side) placed in the deepest part of the pool shall be easily discernible.

(*b*) The water shall not irritate the eyes, skin, or muscle membranes.

(*c*) The quantity of substances that oxidize in hot potassium permanganate in an alkaline medium, expressed as oxygen shall must not exceed the levels present in the water used to fill the swimming pool by more than 4 mg/ ltr.

(*d*) The water shall not contain substances which may affect the health of swimmers.

(*e*) The pH of pool water shall be contained between 7.2 and 8.0

(*f*) In one millilitre of water, the number of aerobic bacterial revival at 37 degree centigrade shall be less than 100.

(*g*) In 100 millilitre of water the number of total coliforms shall be less than 10 and no fecal coliforms shall be present. Millilitre samples taken from pool water shall be free of pathogenic staphylococcus germs.

(*h*) The water shall be disinfected and also act as a disinfectant.

(*i*) The water shall contain no pathogenic germs.

**(3) Disinfectant Residual.-** (i) Where chlorine is used as a disinfectant, the chlorine residual shall be maintained between 1.0 and 4.0 ppm. as free chlorine residual. A free chlorine residual of at least 2.0 ppm. shall be maintained when the pool water temperature exceeds 30° C.

(ii) Where bromine is used as a disinfectant, a bromine residual shall be maintained between 2.0 and 8.0 ppm. as total bromine. A bromine residual of at least 4.0 ppm. shall be maintained when the pool water temperature exceeds 30° C.

(iii) Where chlorinated cyanurates are used, the cyanuric acid concentration shall not exceed 100 ppm.

(iv) Where silver/copper or copper ion generators are used, the concentration of copper shall not exceed 1.3 ppm. and the concentration of silver shall not exceed 0.05 ppm.

(v) Where ozone is used, the ambient air ozone concentration shall be less than 0.1 ppm. at all times either in the vicinity of the ozonator or at the pool water surface.

(vi) For all other physical, chemical and bacteriological parameters, the quality of water used in swimming pools in continuous circulation type shall conform to IS 3328:1993.

**26. Operation And Maintenance.—(1) Pool and Pool Area.-** (i) The pool manager shall keep the water in the pool clean and change it at least once in six months in a year and at short intervals if directed by the Inspecting authority. Monthly water test report shall be maintained and entered in a register, which is subject to inspection by the Executive Authority.

Verified by RealEstate™

(ii) The swimming pool shall be maintained free from sediment, lint, dirt and hair. The walls, ceilings, floors, equipment and the pool area shall be properly maintained so that they are protected from deterioration. Cracks and other defects in the pool, if appear, shall be repaired immediately. All equipment shall be maintained in proper condition, with all required components in place.

(iii) Pool decks shall be rinsed daily. Indoor pool decks shall be disinfected at least weekly. No furniture, plants or other furnishings shall be placed within 1.2 m of the pool. This area shall be kept free from obstructions such as chairs, baby strollers and maintenance equipment.

(iv) Floats or tubes not in use shall be removed from the pool. Safety ropes shall be kept in place except when the swimming pool is being used exclusively for lap swimming or competition.

(v) Planting of trees or shrubs that attract insects near the pool and furnishing shall be situated away from the pool edge or shall be avoided.

(vi) Starting platforms and starting blocks shall not be used for any other purpose other than competitive swimming activities. Starting blocks shall be securely anchored when in use but removed or prohibited from use when not being used in conjunction with competitive swimming or training.

**(2) Perimeter Overflow and Skimmers.-** The perimeter overflow systems or automatic surface skimmers shall be kept clean and free of leaves or other debris which will restrict flow. The strainer baskets for skimmers shall be cleaned daily. The flow through each skimmer shall be adjusted as often as necessary to maintain a vigorous skimming action which will remove all floating matter from the surface of the water. The pool water shall be maintained at an elevation such that effective surface skimming is accomplished. For pools with perimeter overflow systems, adequate surge storage capacity should be maintained so that flooding of the perimeter overflow system does not occur during periods of peak usage.

**(3) Inlet Fittings.-** Inlets shall be checked frequently so that the rate of flow through each inlet establishes a uniform distribution pattern. Inlets in pools with surface skimmers shall be adjusted as necessary to provide vigorous skimming.

**(4) Security.-** The owner or occupier of the pool shall provide sufficient number of guards at the pools, except in swimming pools of single dwelling unit, both during operational and non-operational time to regulate access. Doors or gates in the swimming pool enclosure shall be kept closed and locked when the swimming pool is closed.

**(5) Bather Loads.-** (i) The pool manager shall not allow any person who does not know swimming or a beginner to enter the water in the absence of a qualified Life Guard, Coach or Instructor , as the case may be.

(ii) The number of persons permissible within a swimming pool depending on the depth of the pool is as follows:-(*a*) Where depth is less than 1.0 m, 1 bather per 2.2 square metre

(*b*) Where depth is between 1.0m and 1.5 m, 1 bather per 2.7 square metre (*c*) Where depth is more than 1.5 m, 1 bather per 4.0 square metre

(iii) In case of educational institutions, the number of persons within a swimming pool shall not exceed 30 in case of category-I and II pools and it shall not exceed 15 in case of category-III and IV pools which is

Verified @ RedEstate™

subject to the full complement of swimming coach/instructor and life guards as prescribed in sub-rule (2) of rule 26.

(iv) Except in swimming pools in single dwelling units, the bather load shall be pasted at the pool entrance or at a location where it can be seen by all bathers and shall be enforced by the pool manager.

(v) No person shall be allowed to be in the pool for (except in swimming pools of single dwelling unit) more than one hour except with the consent of the life guard or the coach, as the case may be.

**(6) Operational timings**.- (i) Permission for specific operational timings shall be obtained from the Committee. Swimming pools in Schools shall be kept open for use only between 6.00 a.m. and 6.00 p.m. In case of higher educational institutions, the swimming pool shall be kept open for use only between 6.00 a.m and 9.00 p.m. In respect of institutions other than education institution, the owner or occupier of the swimming pool shall get specific permission from the Committee for required operational time. The swimming pool shall not be kept open for use other than the timings specified in this rule except with special permission in writing from the Committee.

(ii) Recycling of pool water shall not be made during the operational timings.

(iii) The full contingent of personnel indicated in rule 24 shall be available during the operational timings.

**(7) Electrical Systems.-** Electrical system in the pool premises shall be maintained in accordance with the National Electrical Code.

**(8) Operation of Mechanical Equipment.- (i)** Manufacturers' instructions for operation and maintenance of mechanical and electrical equipment, as well as pump performance curves, shall be kept available at the pool. All valves and piping in the equipment room shall be permanently identified as to use and direction of flow. A valve operating procedure must be provided in the equipment room for each operation (e.g., recirculation, filtration, backwashing, etc.).

**(ii)** Recirculation pumps shall be kept in good repair and condition. The pump discharge or inlet supply line valve shall be adjusted as necessary to maintain the design flow rate.

**(iii)** Filtration equipment:- The filtration flow rate shall not exceed the maximum filtration design flow rate specified by the filter manufacturer for public swimming pool usage. Where the filtration flow rate is not known or has not been determined, it shall not exceed 67 litre per minute per square foot of filter area for high-rate sand filters.

**(iv)** Hair and Lint Strainers:- Hair and lint strainers shall be cleaned to prevent clogging of the suction line and cavitations. The pump shall be stopped before the strainer is opened to avoid drawing air into the pump and losing the prime.

**(v)** Flow meters shall be maintained in an accurate operating condition and shall be readable.

**(vi)** Vacuum and Pressure Gauges:- The lines leading to the gauges shall be bled occasionally to prevent blockage.

**(vii)** Gas Chlorinators:- (a) The manager or operator shall post the telephone numbers of the appropriate emergency personnel to contact, in the event of a chlorine gas emergency;

VerifiedRedEstate™

(b) Chlorine cylinders shall be stored indoors in the area designed for that purpose and away from a direct source of heat. They shall be chained or strapped to a rigid support to prevent accidental tipping. Cylinders shall not be moved unless the protection cap is secured over the valve. Gas mask, approved for use in a chlorine atmosphere, shall be kept outside the chlorine room in an unlocked container at all times. The gas mask canister shall be replaced regularly as per the manufacturer's recommendations;

(c) Chlorinators, gas lines, injectors, vent lines and cylinders shall be checked daily for leaks. In case of a chlorine leak, corrective measures shall be undertaken only by trained persons wearing proper safety equipment. All other persons shall be evacuated from the dangerous area until conditions are again safe.

**(viii)** Positive Displacement Feeders:- (a) Positive displacement feeders shall be periodically inspected and serviced.

(b) When a chemical feeder is used with calcium hypochlorite solution, to minimize sludge accumulation in the unit, the lowest practicable concentration of solution shall be used, and in no case shall this concentration exceed five percent. If liquid chlorine solution is used, the dilution with water is not critical to the operation of the unit. After thoroughly rinsing with water, a small amount of mild acid solution may be fed through the unit periodically, to dissolve sludge accumulations.

**(ix)** pH Adjustment:- (a) Soda ash or caustic soda shall be used to raise the pool water pH. Protective equipment and clothing, including rubber gloves and goggles, must be available for the handling and use of these chemicals.

(b) Sodium bisulfate, carbon dioxide gas or muriatic acid shall be used to lower pool water pH. Carbon dioxide cylinders shall be securely chained or otherwise restrained in a manner that will prevent tipping. Protective equipment and clothing, including rubber gloves and goggles, must be available for handling these chemicals.

**(x)** Miscellaneous Chemicals:- **(a)** Chemicals shall be kept covered and stored in the original, labeled container, away from flammables and heat and in a clean, dry, well-ventilated place which prevents unauthorized access to the chemicals.

**(b)** If polyphosphates are used for sequestering iron, the concentration of polyphosphates shall not exceed ten ppm.

**(xi)** Acoustics:- Suitable arrangement shall be made to ensure that safety instructions can be heard, considering the noise level in peak hours.

**(xii)** Monitoring and Reporting:- (a) Operation reports: The pool manager shall keep the daily record of swimming pool or other pool operational data.

(b) Water quality testing:- Disinfectant residual and pH tests shall be made on samples collected from the shallow and deep areas of swimming pool, at least twice daily. Where chlorine is used as a disinfectant, testing for combined chlorine shall be performed at least daily. In addition, where chlorinated cyanurates are utilized as a chlorine disinfectant, testing for cyanuric acid concentration shall be performed at least daily. Where ozone is utilized, testing to

Verified RealEstate™

determine the ozone concentration immediately above the pool water surface shall be performed monthly. Necessary testing kits should be made available for checking the pH and disinfectant residual. The person responsible for testing shall be thoroughly familiar with the procedure for checking. Records of water quality testing shall be kept intact.

(c) Refuse disposal:-The equipment provided for the storage, collection, and disposal of refuse produced at a swimming pool or bathing beach shall be such that the creation of conditions detrimental to public health, such as rodent harborage, insect breeding areas, odours, air pollution and accidents are prevented. All refuse shall be stored in water-tight, metal or rigid plastic containers having tight-fitting lids. Containers shall be provided as needed throughout food preparation areas and eating areas to provide for enough collection of trash.

(xiii) Besides the specifications prescribed in these rules, the following Industrial Standard codes of practice shall also be followed and any breach thereof shall be deemed to be a breach of the requirements under these rules:-

(a) 3328:1993 Quality tolerances for water for swimming pools (First Revision);

(b) 6494:1988 Code of practice for water-proofing of underground water reservoirs and swimming pools;

***27. Regulations for swimming pool users.*- (1) Restriction of users:-** The pool manager shall maintain a register of enrollment of persons for allowing them to use swimming pool.

**(2) Restrictions of user for enrolment:-** (i) Persons below 8 years of age and of height less than 121.6 cm shall not be allowed in the pool. However, such children may be allowed with parental supervision. Consent of parents or guardians shall be obtained in respect of children using swimming pools in Schools.

(ii) Person using the pool shall produce a self declaration that he is free from any chronic diseases like epilepsy, heart problem, severe respiratory illness, skin disease, venereal disease, or any other contagious disease, before using the pool.

(iii) In case of swimming pool in amusement parks, a resident doctor who shall be a registered medical practitioner, shall be made available within the premises.

(iv) In case of swimming pools in educational institutions, person using the pool shall produce a medical certificate from a registered medical practitioner that he is free from any chronic diseases like epilepsy, heart problem, severe respiratory illness, skin disease, venereal disease, or any other contagious disease, for enrolment to use the pool.

**(3)** The pool manager shall not allow any person –

(i) to enter the pool if he has not taken a shower bath and a foot bath in the bathroom provided in the premises;

(ii) to enter the pool in any apparel other than the recognized swim wear or the costume trunk;

(iii) to enter the pool, if he has consumed alcohol;

(iv) in the pool before educating him through a class the basic safety aspects of using the pool;

(v) in the pool during lightning, thunder, raining and or any other natural calamity like storm, cyclone, earthquake etc and if any person is found in the pool during such times, he shall be evacuated immediately from the pool;

(vi) either before or after entering the water of the pool, to use soap, oil or any substance or preparation whereby the water of the pool may be rendered turbid or unfit for use of the bathers;

(vii) to enter who may willfully or otherwise, foul or pollute the water of the pool by spitting or in any other matter whatsoever;

(viii) to use the pool, who suffers from temporary illness like cold, cough, fever etc.,

(ix) to enter the pool or remain in the pool at any time other than the prescribed timings under the rules or to enter or remain on the premises surrounding the swimming pool fifteen minutes before or after the opening and closing hours;

(x) accompanying any animal to enter the swimming pool or the premises surrounding the swimming pool thereto; and

(xi) to use the pool before certifying the minimum water standard by testing daily and registering the same in a register kept for the purpose.

Verified RealEstate ™

**APPENDIX**

**FORM – I**

**Application for permission for construction of swimming pool**

*(see rule 3(1))*

From

(Name and address of the Owner/

Occupier of the Land/

Power of attorney holder/ Lease Holder)*

To

The Executive Authority ,

.....

Sir,

I hereby apply for permission to construct a swimming pool in the ———————— in S.No.———— of Block No..... of Revenue Division No.....

I, forward herewith the following particulars in quadruplicate, duly signed by me, and the licensed Surveyor.

(a) A key-map of the area showing the site in relation to existing streets and street intersections, discharging clearly therein the boundaries of the site under reference and the adjoining lands owned or controlled by me.

(b) A detailed site plan of the land for development to a scale of not less than 1:800.

(c) A plan or plans of the swimming pool showing the ground plan, and the sectional and front elevation of the pool.

(d) Clearance Certificate obtained from the Public Works Department, in case of swimming pools with diving facility.

(e) The particulars in the Annexure.

I, the owner / occupier legal representative of every part of the land specified above request that permission for the construction of a swimming pool may be accorded.

UNDERTAKING

(i) I agree to not to proceed with the construction of the swimming pool until the local body grants permission for the construction.

(ii) I agree to not to do any development otherwise than in accordance with plans which have been approved and any of the provisions of the relevant rules.

(iii) I agree to keep one of the approved site plan and one set of copies of the sanctioned plan of the swimming pool at the site of the pool at all times when the construction is in progress and also agree to see that such plans are available and the construction is open at all reasonable times for the inspection of the Executive Authority or any officer authorised by him in that behalf.

(iv) I agree to obtain the letter of acceptance of the completion report from the Executive Authority before making the pool functional.

*Signature of the Owner / Occupier of the Land/

Power of attorney Holder/Lease holder

---

* Strike out the portions, which are not applicable.

Verified RealEstate ™

ANNEXURE

TO BE COMPLETED BY THE OWNER OR OCCUPIER OF THE LAND OR POWER OF ATTORNEY HOLDER/LEASE HOLDER:

1. Applicant (in Block Capital)

   Name .... ....

   Address .... ....

   Tel. No. .... ....

2. Particulars of land in which the swimming pool is proposed to be constructed:

   (a) Full address or location of the land to which this application relates and site area

   Door/Plot No.

   Town Survey No./

   S.F.No. Division or

   Ward No. Road or Street name

   Name of Local Authority

   Site area

   (b) State whether applicant owns or controls any adjoining land and if so give its location and extent.

   (c) State whether the proposal involves:

   (i) Swimming pool only

   (ii) New Building(s)

   (iii) Alteration, extension or addition to buildings

   (iv) Change of use.

3. Particulars of proposed, present and previous use of swimming pool, buildings with the dimension of the pool and extent of the buildings in sq. mts.

Signature of the Owner/Occupier of the Land/

Power of attorney holder/Lease Holder

Signature of the

Licensed Surveyor/Architect

Verified RealEstate ™

**FORM – II**

**Affidavit by the Applicant**

**(see rule 3(2)(a))**

This deed of undertaking executed at ..... on the..... day ..... of.....20....by Thiru/Tmt/Selvi..... Son/Daughter of ..... aged.....residing at ..... No..... .....in favour of the Executive Authority of the local body having its office at ———————————— witnesseth as follows:-

1. I have applied for the permission for construction of a swimming pool at..... premises No..... by submitting an application to the ——————————local body in accordance with the norms prescribed in the Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules, 2015. I am associated with the swimming pool as Land Owner / occupier / Power of Attorney Holder/lease holder. I assure that I will put up the construction only in accordance with the approved plan without any deviation and if any construction is later on found to be not in accordance with the approved plan and any unauthorised addition is made, I agree to demolish such deviation marked by the ——————— local body within the time prescribed by the authority after such notice, failing which, the ———— local body may demolish or cause to demolish such unauthorised or deviated constructions at the site under reference and recover the cost of demolition from me.
2. I also assure that the swimming pool will be kept as specified in the approved plan and it will not be converted into any other use except the purpose for which it is approved. If any structural modification or usage differs from the approved plan, the

   ———————— local body is at liberty to remove any structural modification or usage at any time and the expenses incurred by the ———————————— local body is recoverable from me for non-compliance of their order.
3. I further assure that I will not convert any place of the swimming pool in contravention of the approved plan. If any construction work, converting them for any other purpose, is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the competent authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me/my successor or from any other person to whom the said construction is transferred in future.
4. I hereby undertake that, I am, jointly and severally responsible with the Land Owner/Power of Attorney Holder/Lease Holder to carry out the development in accordance with the permission granted and also for payment of necessary charges levied from time to time by the Authority and also liable for penalty for the developments made in contravention of the relevant Rules.
5. This deed of undertaking is executed by me on the.....day of..... 20... with the full knowledge of the contents of this document.

DEPONENT

Witnesses:

1.

2.

Duly attested by the Notary Public

SEAL

Verified RealEstate™

**FORM III**

**Permission to Construct a Swimming Pool**

**(see rule 3(2)(b))**

From

The Executive Authority,

.....

To

(Name and address of the Owner/Occupier of the Land/

Power of attorney holder/Lease Holder) *

Sir,

Permission is hereby accorded for the construction of swimming pool in the ————————/in S.No.———— of Block No.....of Revenue Division No.....subject to the conditions specified below and the provisions contained in the Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules, 2015. If any deviations or violations are found, strict action shall be taken as per rule 8 of the said Rules and the permission granted herein will be suspended.

Date Signature of the Executive Authority

Place

This permit is subject to the following conditions:-

(i) Every person engaged in the construction of swimming pool shall follow all the provisions contained in the said Rules.

(ii) In case of violation of any of the provisions of the said Rules, the Executive authority shall not permit the continuance of construction of swimming pool.

Verified RedEstate™

**FORM IV**

**Application for Grant of Permission to Operate *Public* Swimming Pool**

**(see rule 3(3))**

From

(Name and address of the Owner / Occupier of the Land /

Power of attorney holder / Lease Holder) *

To

The Executive Authority,

.....

Sir,

I hereby apply for grant of permission to operate the swimming pool in ———————— the land in S.No.———— of Block No..... of Revenue Division No.....

I, forward herewith the following particulars:

(a) Concurrence obtained from the competent authority under clause (c) of sub-rule (2) of rule 3 of the Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules, 2015 along with the approved plans;

(b) Order granting permission for construction of the swimming pool obtained under clause (b) of sub-rule (2) of rule 3 of the said Rules in Form III along with the approved plans;

(c) Completion Report of the swimming pool;

(d) Particulars in the Annexure.

*I, the Owner/Occupier/Legal representative of every part of the land specified above request that permission for operation of the swimming pool may be accorded.

**UNDERTAKING**

(i) I agree to not to use the swimming pool until the Executive Authority grants permission for operating the pool.

(ii) I agree to not to do anything otherwise than in accordance with plans which have been approved or in contravention of any provisions of the said rules.

(iii) I agree to keep a copy of the permission granted in Form VI to operate the pool at the site of the pool at all times and keep the swimming pool open at the reasonable times for the inspection of the Executive Authority or the Inspecting Authority or any officer authorised by them in that behalf.

*Signature of the Owner/Occupier of the Land/
Power of attorney Holder/Lease holder

---

* Strike out the portions, which are not applicable.

Verified RealEstate ™

**ANNEXURE**

**To be completed by the owner / occupier of the land/power of attorney holder/lease holder:**

1. Applicant (in Block Capital) .... ....

   Name .... ....

   Address .... ....

   Tel. No. .... ....

2. Particulars of proposal for which permission or approval is sought

   (a) Full address or location of the land to which this application relates and site area

   Door/Plot No.

   Town Survey No./S.F.No.

   Division or Ward No.

   Road or Street name

   Name of Local Authority

   Site area

   (b) State whether applicant owns or controls any adjoining land and if so give its location and extent.

   State whether the proposal involves:

   (i) New Building(s)

   (ii) Alteration, extension or addition

   (iii) Change of use.

3. Particulars of present and previous use of Buildings

   Extent in Sq. mts. of the building

   Present use of building.

4. Information regarding the proposed uses Extent in Sq.mts.

   a) Total floor area of all buildings to which the application relates

Signature of the Owner of the Land/Power of attorney holder / Lease Holder

Signature of the

Licensed Surveyor/Architect

Verified RealEstate ™

**FORM - V**

**Affidavit by the Applicant**

**(see rule 3(3))**

This deed of undertaking executed at .....on the..... day ..... of ..... 20..... by Thiru/Tmt/Selvi..... Son/Daughter of.....aged..... residing at..... .....No..... in favour of the Executive Authority,——————— —having office at ——————————— witnesseth as follows:-

2. I have applied for the grant of permission to operate the swimming pool at.....premises No.....by submitting an application in accordance with the norms prescribed in the Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules, 2015. I am associated with the swimming pool as Land Owner/Power of Attorney Holder/lease holder. I assure that I shall operate the swimming pool only in accordance with the said rules and if any deviation of the said Rules is later on found, I agree to abide by the action taken by the Executive Authority.

**3.** I hereby undertake that, I am, jointly and severally responsible with the Land Owner/Power of Attorney Holder/Lease Holder to carry out the operations in accordance with the conditions laid down in the permission so granted and also for payment of necessary charges levied from time to time by the Authority and also liable for penal provisions for developments made in contravention of the rules and these presents.

4. This deed of undertaking is executed by me on the..... day..... of.....20.....with the full knowledge of the contents of this document.

DEPONENT

Witnesses:

1.

2.

Duly attested by the Notary Public

SEAL:

Verified RedEstate™

**FORM – VI**

**Permission to Operate *Public* Swimming Pool**

**(see rule 3(4))**

From

The Executive Authority ,

.....

To

(Name and address of the Owner / Occupier of the Land /

Power of attorney holder / Lease Holder) *

Sir,

Permission is hereby accorded for the operation of swimming pool in the ———— ———— in S.No.———— of Block No.....of Revenue Division No..... subject to the conditions stipulated below and the provisions contained in the Tamil Nadu Urban Local Bodies (Regulation and Monitoring of Swimming Pools) Rules, 2015. If any deviations or violations there of are found, strict action shall be taken as per Rule 8 of the said Rules and the permission granted herein to operate the swimming pool will be suspended.

Signature of the Executive Authority

This permit is subject to the following conditions:-

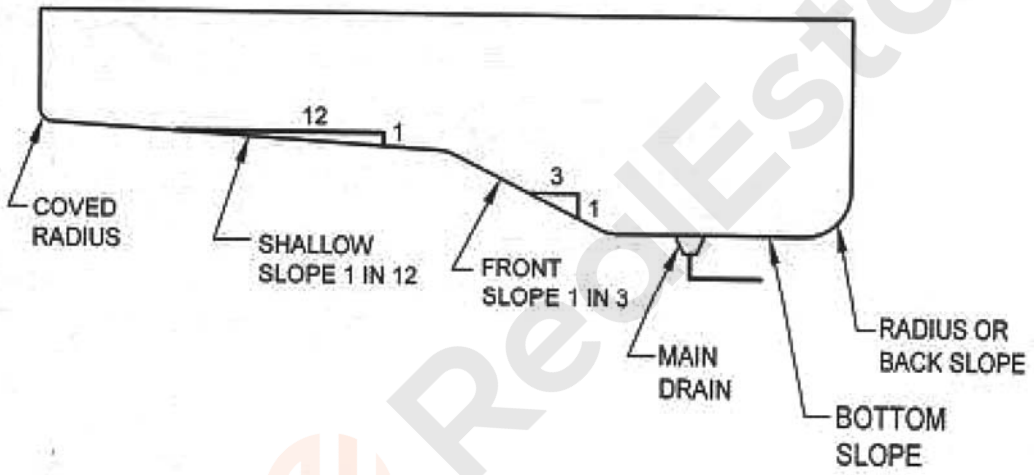
(i) Every person operating the swimming pool shall follow all the rule provisions contained in the said Rules.

(ii) In case of violation of any of the provisions of the said Rules, the Executive authority shall not permit operation of the swimming pool.

Verified by RealEstate™

**ANNEXURE – I**

**(see rule 13)**



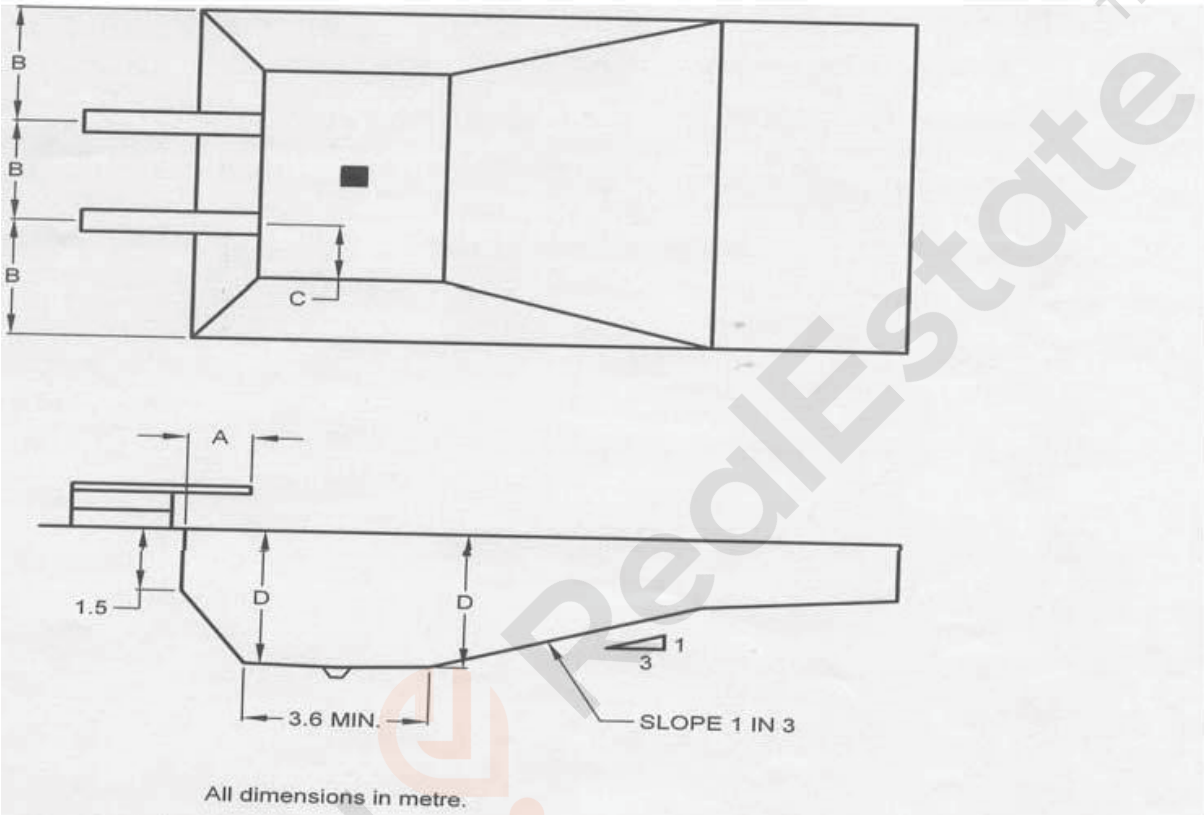

All dimensions in metre.

FIG. 1 SLOPE OF POOL FLOOR

Verified RedEstate ™

**ANNEXURE – II**

**(see rule 19 (2) (i) )**




All dimensions in metre.

FIG. 2 GENERAL POOL WITH DIVING AREA DIMENSIONS

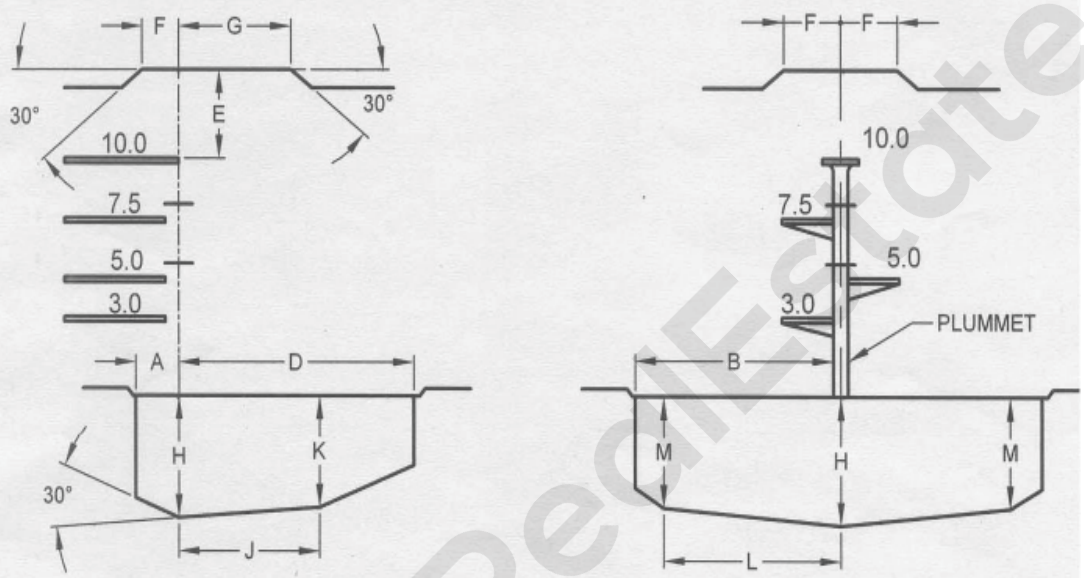
| Minimum distance indicated | < 0.5 – | 1 | 3 |
|---|---|---|---|
| A – End wall to Tip of Board | 1 | 1.5 | 1.5 |
| B – Centre of board to sidewall or adjacent board | 3 | 3 | 3.6 |
| C – Centre of board laterally to point of required depth | 1.2 | 1.2 | 1.8 |
| D – Depth at end of board and for beyond 3.6 m | 2.8 | 3 | 3.6 |

Verified RealEstate™

**ANNEXURE – III**

**(see rule 19 (2) (ii) )**

LONGITUDINAL CROSS SECTION




All dimensions in metre.

FIG. 3 POOLS WITH DIVING FACILTIES IN EXCESS OF THREE METER IN HEIGHT

Verified RealEstate ™

**THE TABLE**

**Dimensions of swimming pools with diving facilities in excess of three meters in height**

| *Sl.No.* | *Dimensions* | *Designation* | *5m Platform (m, Min)* | *7.5m Platform (m, Min)* | *10m Platform (m, Min)* |
|---|---|---|---|---|---|
| *(1)* | *(2)* | *(3)* | *(4)* | *(5)* | *(6)* |
| i | Length | | 6.0 | 6.0 | 6.0 |
| ii | Width | | 1.5 | 1.5 | 1.5 |
| iii | From Plummet: back to pool wall | A | 1.5 | 1.5 | 1.8 |
| iv | Back to platform directly below | | - | 1.5 | 1.5 |
| v | From Plummet to pool wall at side | B | 3.9 | 4.5 | 5.2 |
| vi | From plummet to adjacent plummet | C | - | - | 3.6 |
| vii | From plummet to pool wall ahead | D | 10.5 | 11.0 | 13.7 |
| viii | On plummet from board to ceiling overhead | E | 3.6 | 3.6 | 3.6 |
| ix | Clear overhead behind and each side plummet | F | 2.7 | 3.0 | 5.0 |
| x | Clear overhead ahead of plummet | G | 5.0 | 5.0 | 5.0 |
| xi | Depth of water at plummet | H | 4.3 | 4.5 | 5.2 |
| xii | Bottom distance ahead of plummet | J | 6.0 | 8.0 | 12.2 |
| xiii | Bottom depth ahead of plummet | K | 3.3 | 4.0 | 4.5 |
| xiv | Bottom distance each side of plummet | L | 3.6 | 4.0 | 4.3 |
| xv | Bottom depth each side of plummet | M | 4.3 | 4.5 | 5.2 |

Verified RealEstate ™

**Annexure – XXI**

[See rule 65]

**Installation of Closed Circuit Television units in public buildings**

**1. Definitions :-** (1) In these Rules, unless the context otherwise requires :-

a) "Commissioner" means the Commissioner of a Municipal Corporation or a Municipality;

b)" Executive Authority" means the executive authority of a Municipality or a Town Panchayat;

c) "public building" means, any building where public have an access for any purpose and used as a -

(i) higher secondary school or a college or a University or other similar educational institutions (including private institutions) ;

(ii) hostel where more than 100 persons reside;

(iii) hospital, nursing home, dispensary, clinic, maternity centre or any other similar institution, having a floor area of 500 square metre and above;

(iv) boarding and lodging house or a star hotel;

(v) choultry or marriage hall;

(vi) cinema theatre, amusement park, swimming pool, recreation centre, motion picture house, assembly hall, auditorium, exhibition hall, museum, skating rink, gymnasium, dance hall, recreation pier, stadium or bar;

(vii) market for the display and sale of merchandise, shop or a store either wholesale or retail having a floor area of 500 square metre and above;

(viii) bank, ATM Counter, Insurance company; (ix) jewellery shop;

(ix) shopping mall, a building providing multiple services or facilities to the public like shopping, cinema theatres, restaurants, etc., for example a multiplex or a shopping complex;

(x) petrol filling station;

Verified RealEstate ™

(xi) industry carrying the activities of production, manufacturing and services where more than 100 persons are employed;

(xii) institution of information technology services, radio broadcasting station or television station;

(xiii) place of religious worship or a place of religious, political or social congregation by the public or any class or section of the public, where more than 500 persons assemble at a time;

(xiv) office of the Central Government or any State Government or any local authority or any body corporate owned or controlled by the Central Government or any State Government, where more than 100 persons are employed or having a floor area of 500 square metre and above ;

(xv) office of any Quasi-Governmental organization or any Government undertaking controlled by the Central Government or any State Government, where more than 100 persons are employed or having a floor area of 500 square metre and above;

(xvi) library, lecture room, public concert room, hotel, coffee house, eating house, club or a club room, having a floor area of 500 square metre and above ;

(xvii) Bus Station or a Bus Terminal ; and

d) "urban local body" means a Municipal Corporation, a Municipality or a TownPanchayat .

(2). Words and expressions used but not defined in these rules shall have the meanings respectively assigned to them in the Acts.

**2. Provision of Closed Circuit Television Units .-** (1). In every public building, within the territorial area of an urban local body, Closed Circuit Television units shall be installed by the owner or occupier of that building in the manner specified below :

Provided that, in a building, where public have an access or gather in large numbers and not covered under clause (c) of rule 1 or in any other place where the public gather in large numbers for religious, social, political or any other purpose, Closed Circuit Television units shall be installed by the owner or occupier of that building or place, if required by the District Collector, on the recommendation of a police officer not below the rank of Deputy Superintendent of Police or Assistant Commissioner of Police, or otherwise, to do so, for the purpose of crime control or for maintaining public order and peace or for any other reasons, to be recorded in writing, within a reasonable time given by the District Collector.

2) In every public building, Closed Circuit Television units shall be installed at the rate of one unit for every 300 square metre of floor area and part thereof.

3) The Closed Circuit Television units shall be installed at suitable vantage points such as entry points, exit points, corridors, reception area, etc., in such a manner that the movement of the public can be closely surveilled.

4) Every person intend to construct or reconstruct a public building shall make necessary provision in the building plan itself for the installation of Closed Circuit Television units in the manner prescribed in sub-rules (1) and (2), while making application to the Commissioner or the Executive Authority of the urban local body concerned for granting of permission for the execution of that work.

5) The Commissioner or the Executive Authority of the urban local body concerned shall, before giving permission for the construction of a new public building or reconstruction of an existing building as a public building ensure that necessary provisions have been made in the building plan for the installation of Closed Circuit Television units in the manner as prescribed in sub-rules (1) and (2).

Verified RealEstate

6) In all existing public buildings, Closed Circuit Television units shall be installed in the manner as prescribed in sub-rules (1) and (2) by the owner or occupier of the building within a period of 6 months from the date of coming into force of these rules. If the Closed Circuit Television units are not installed within such time limit, the regular type Trade or Business License issued by the competent authority under the relevant statutes to the owner or occupier of that building may, at any time, be cancelled or suspended. The Commissioner or the Executive Authority of the urban local body shall ensure that the Closed Circuit Television units have been installed in such buildings in the manner as prescribed in sub-rules (1) and (2).

7) Where a building, which is not used as a public building, is proposed to be used as a public building, Closed Circuit Television units shall be installed in such building by the owner or occupier, before such change of use and the concerned licensing authority competent to permit such business, trade or profession shall permit to carry out such change of use in the building only after ensuring that Closed Circuit Television units have been installed therein in the manner as prescribed in sub-rules (1) and (2).

8) The Commissioner or the Executive Authority of the urban local body concerned shall, while receiving the notice of completion of construction or reconstruction of a public building, to be given by the owner of that building, shall ensure that the Closed Circuit Television units have been properly installed in such building in the manner as prescribed in sub-rules (1) and (2).

Verified RedEstate

**Annexure – XXII**

[See rules 35 (5) and 63 (1)]

**Rainwater Conservation**

**Water Conservation:**

**A. Rain Water Harvesting**

Effective measures shall be taken within each premises (roof top and campus) for conservation of rainwater, and RWH structures to the following standards shall be provided; the same shall be shown in the plan applied for planning permission.

**a) Non High Rise Buildings – Buildings of height up to 12m**

Following are the recommended designs that can be adopted in the non High Rise Buildings ie., Independent Houses and Apartments with Ground + two floor or Stilt + 3 floors and not more than 16 dwelling units).

(i) In plots that are being developed/buildings with a dug (source) well, rooftop water to be diverted to a sump for immediate use (if that is relevant), through a first flush cum pebble-sand filter combination or a Special filter and the overflow to be diverted to the source well. The rain falling on the driveway or paved setback areas (around campus) and from rooftop pipes that are not connected to the sump or source well to be intercepted near the gate(s) either by means of a gutter (provided with a perforated lid) or a bump/speed breaker arrangement and led to a recharge well. **(Drawing 1A & 1D**).

(ii) In plots to be developed/buildings without an open well, rooftop water to be diverted to a sump for immediate use (if that is relevant), through a first flush cum pebble-sand filter combination or a Special filter and the overflow to be diverted to a recharge well. The rain falling on the driveway or paved setback areas and from rooftop pipes that are not connected to the sump or recharge well to be intercepted near the gate(s) either by means of a gutter (provided with a perforated lid) or a bump/speed breaker arrangement and led to a recharge well. **( Drawing 1B & 1D)**

(iii) In plots to be developed/buildings where the setback area is very small, not enough to dig a recharge well or sewers, water line, electrical cable running below, rooftop water brought down by pipes should be led to percolation pits, one per pipe. **(Drawing 1C)**

**b) Non High Rise Buildings more than 12m height and upto 18.3m heighrand Industries and Institutional Buildings**

In case of Non High Rise developments, Industries, Institutional Buildings as mentioned in all the above cases, rooftop water can be diverted to a sump for immediate use (if that is relevant), through a first flush cum pebble-sand filter combination or a Special filter that is available in the market and the overflow to be diverted to either a dug (source) well or a recharge well depending on the availability of a source well. Depending on the need and relevance any combination of the above methods can be chosen.

(i) In the above mentioned categories, rain falling on the setback areas as well as some of the rooftops will flow on the driveway itself and runoff to the streets and get wasted. This runoff should be intercepted by means of a bump/speed breaker arrangement constructed in one or more locations within the premises and discharged into suitably designed recharge well (s) located nearby. **(Drawing 3A**.)

Verified by RealEstate ™

(ii) Rain falling on the setback areas as well as some of the rooftops will flow into the storm drains constructed along the periphery of the building, whose slope will always be towards the gate(s) in order to discharge the runoff onto the street. This flow within the drain can be intercepted inside the drain by a baffle wall and injected into several recharge wells located close to the drain. (**Drawing 3B**.)

**c) High Rise Buildings (Residential/Commercial)**

(i) In plots that are being developed/buildings with a source well, rooftop water to be diverted to a sump for immediate use (if that is relevant), through a first flush cum pebble-sand filter combination or an Special filter that is available in the market and the overflow to be diverted to the source well. The rain falling on the driveway or paved setback areas or from rooftop pipes not connected to the sump or source well to be intercepted near the gate(s) either by means of a gutter (provided with a perforated lid) or a bump and led to a recharge well. **( Drawing 2A & 2D)**

(ii) In plots to be developed/buildings without an open well, rooftop water to be diverted to a sump for immediate use (if that is relevant), through a first flush cum pebble-sand filter combination or a Special filter that is available in the market and the overflow to be diverted to a recharge well. The rain falling on the driveway, paved setback areas, and from rooftop pipes that are not connected to the sump or recharge well to be intercepted near the gate(s) either by means of a gutter (provided with a perforated lid) or a bump/speed breaker arrangement and led to a recharge well. **(Drawing 2B, 2C & 2D)**

**B. Recycling Of Grey Water:**

Effective measures shall be taken within each premise for recycling of Grey water (water used for washing of cloths and bathing) and structures to the following standards shall be provided, the same shall be shown in the plan applied for Planning permission.

The methodology for the recycling of Grey water for the uses of Ground water recharge (Drawing 4) and flushing of toilet (Drawing No.4B).

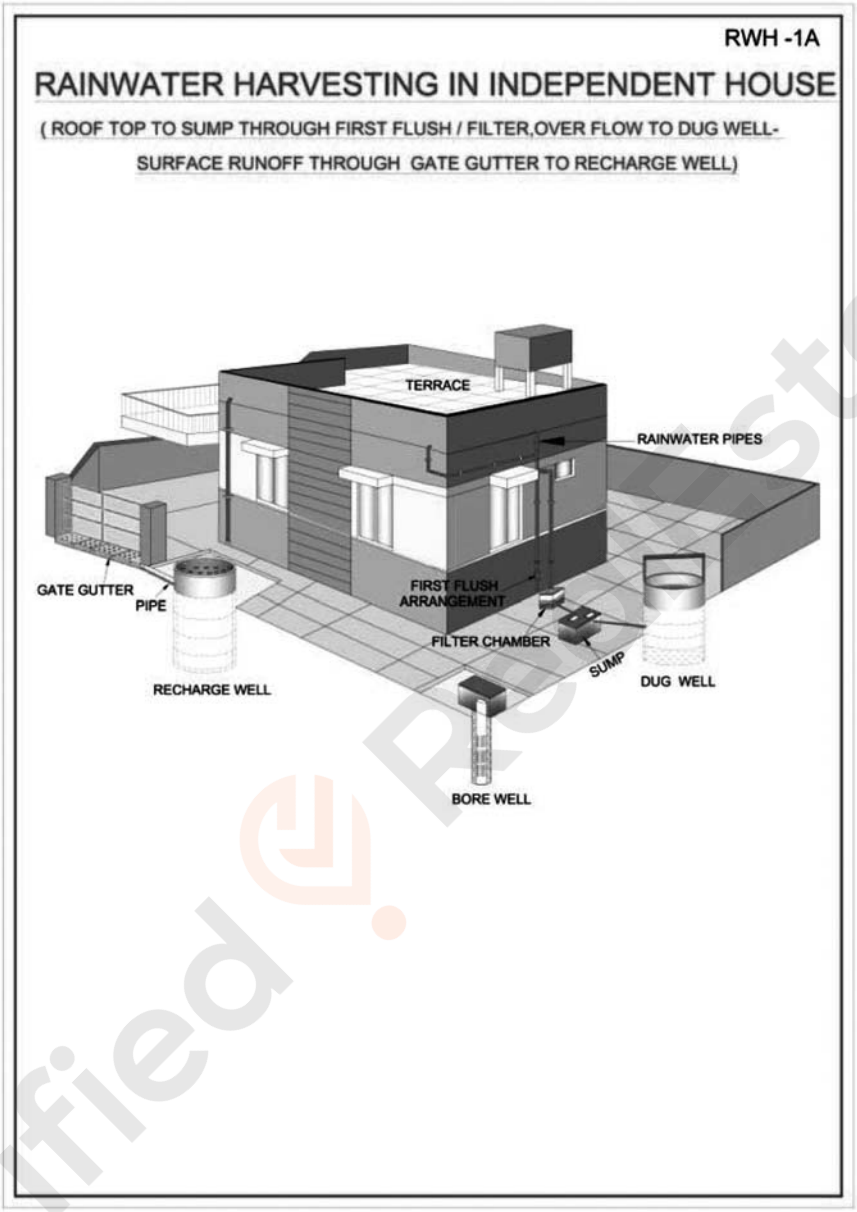
Prepare a soil bed of garden soil whose area should be at least 2.5 sq ft per each individual. Lay the water-loving plant at a distance of one foot from each other laterally and longitudinally. The soil area need not have a regular shape. It can have any shape as long as the requisite area is provided. But the level of the soil bed should be uniform so that the grey water will spread over the entire bed and soil over the entire area is available for cleaning the water. If there are slopes, water will tend to flow more in the lower areas alone and the purification will be incomplete. The plants must receive at least moderate amount of sunlight so that they will grow in a healthy manner.

The plants should be watered with fresh water for two or three weeks till they take root and are stabilised and then the grey (used) water should be diverted to it in progressively increased volumes over a week. Thereafter, the process is practically self-sustaining. (**Drawing 4A)**

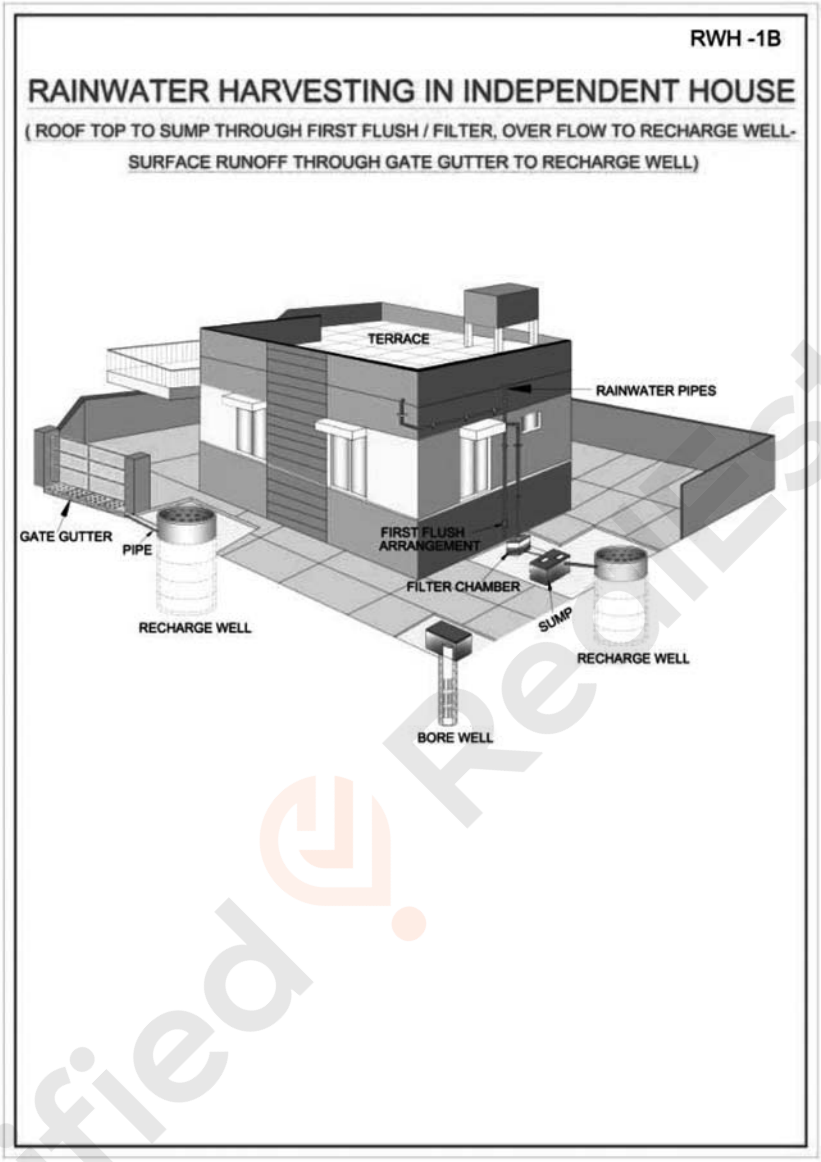
If the treated water is to be physically recovered, a sump has to be built for this purpose. The treated water can then be pumped to the relevant compartment of the over-head tank or to an exclusive tank, for flushing. If there is excess of treated water, the overflow can be connected to a suitable water recharge structure. (**Drawing 4B)**

Verified@RealEstate ™

**Drawing – 1A**


RWH -1A
RAINWATER HARVESTING IN INDEPENDENT HOUSE
( ROOF TOP TO SUMP THROUGH FIRST FLUSH / FILTER,OVER FLOW TO DUG WELL-
SURFACE RUNOFF THROUGH GATE GUTTER TO RECHARGE WELL)
TERRACE
RAINWATER PIPES
GATE GUTTER
PIPE
FIRST FLUSH
ARRANGEMENT
FILTER CHAMBER
SUMP
DUG WELL
RECHARGE WELL
BORE WELL

**Drawing – 1B**



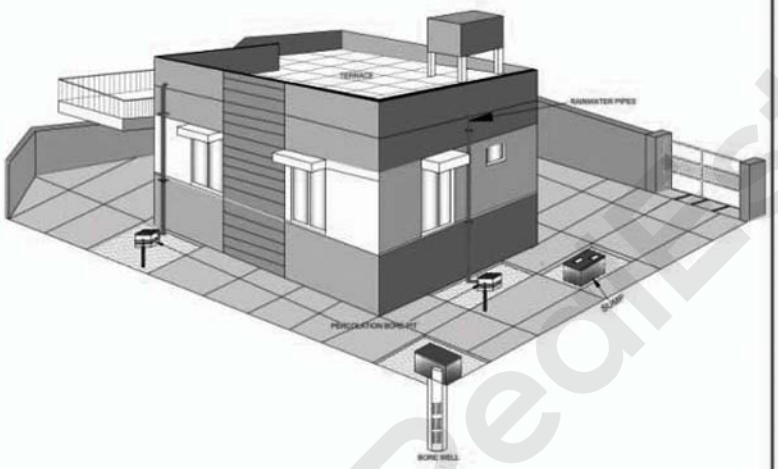

Verified RealEstate ™

**Drawing – 1C**

RWH -1C

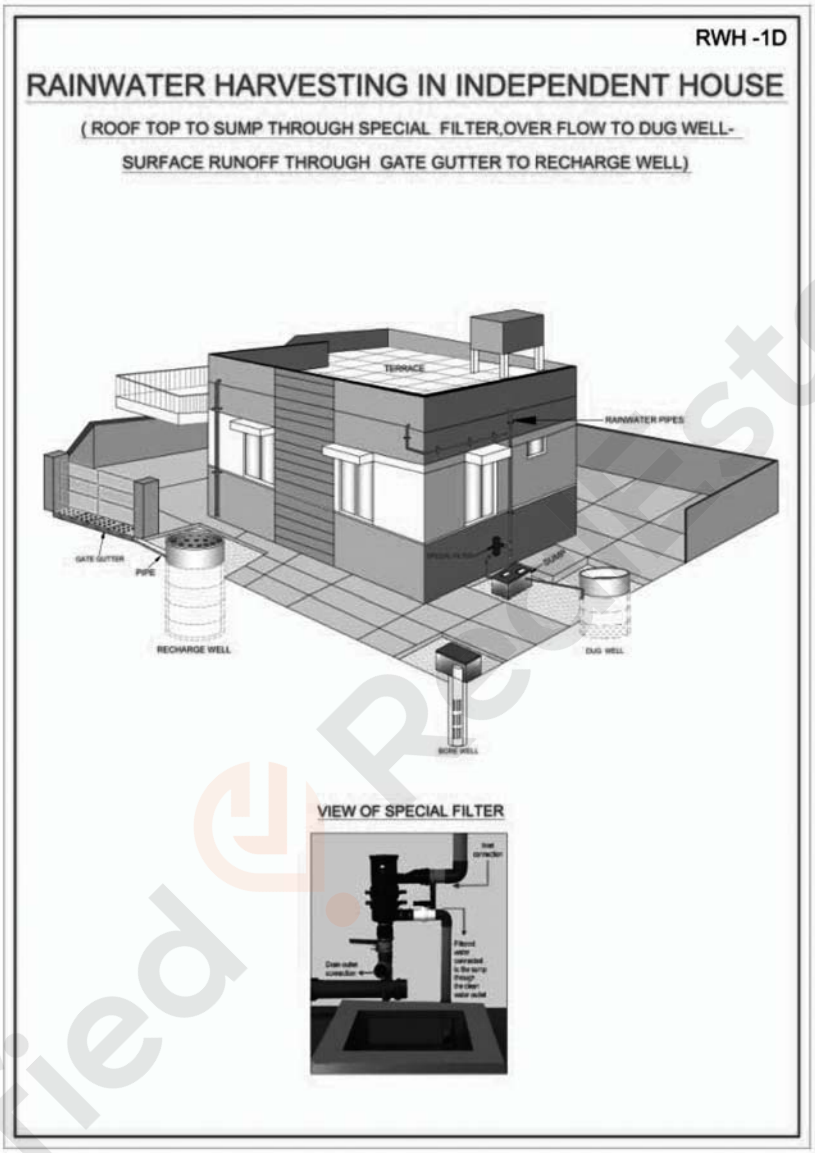
## RAINWATER HARVESTING IN INDEPENDENT HOUSE

( ROOF TOP TO PERCOLATION BORE PIT)




Verified RedEstate ™

**Drawing – 1D**



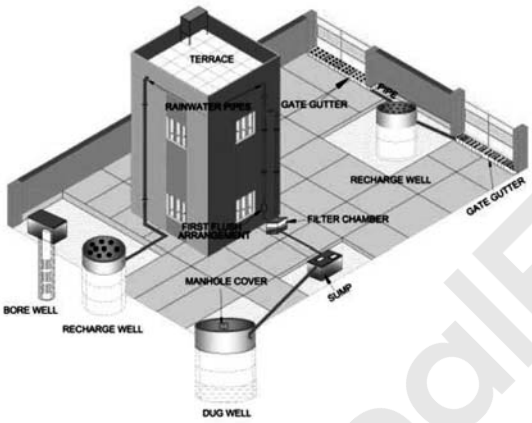

Verified Real Estate™

**Drawing – 2A**

RWH -2A

RAINWATER HARVESTING IN MULTI-STOREYED COMPLEX

(ROOFTOP TO SUMP THROUGH FIRST FLUSH/ FILTER - OVER FLOW TO DUG WELL - ROOFTOP TO RECHARGE WELL -SURFACE RUNOFF THROUGH GATE GUTTER TO RECHARGE WELL)



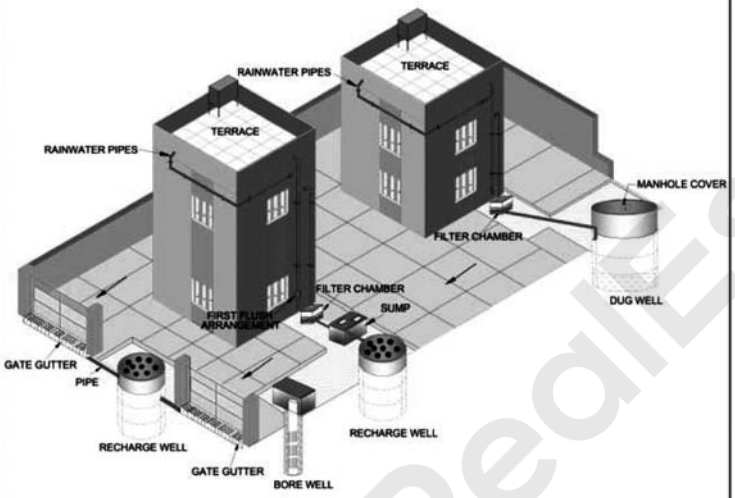

Verified RedEstate ™

**Drawing – 2B**

RWH -2B

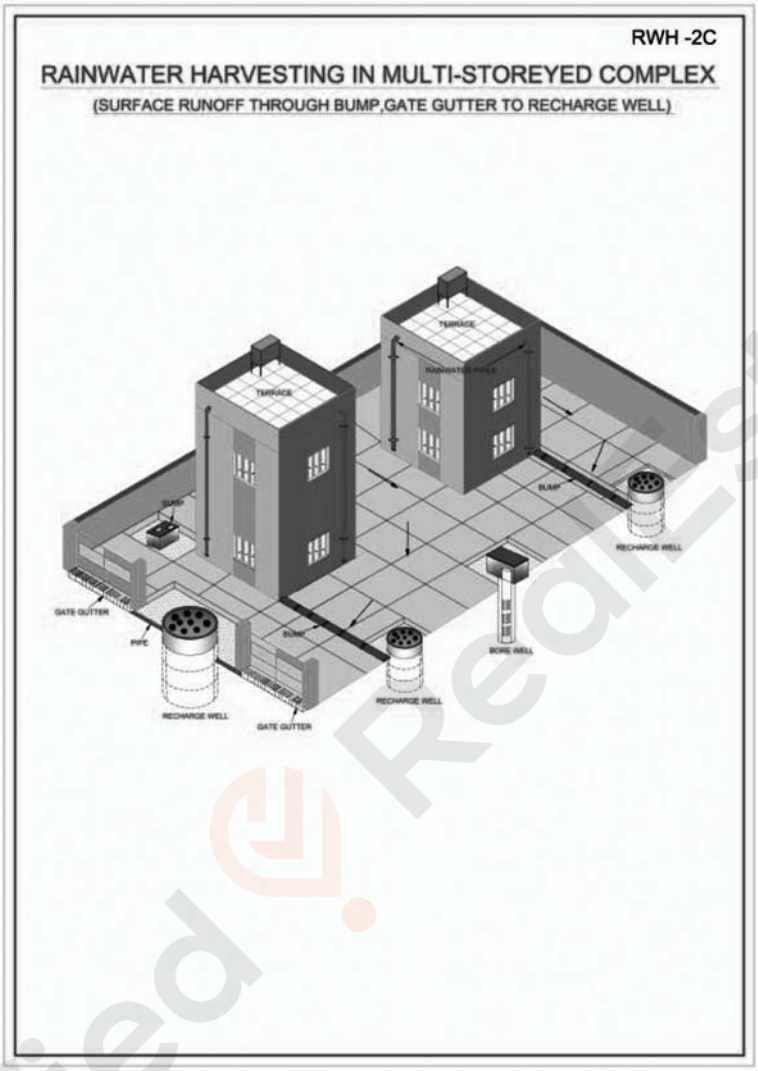
## RAINWATER HARVESTING IN MULTI-STOREYED COMPLEX

(I$^{st}$ BLOCK - ROOFTOP TO DUG WELL THROUGH FIRST FLUSH / FILTER - 2$^{nd}$ BLOCK TO SUMP THROUGH FIRST FLUSH / FILTER WITH OVER FLOW TO RECHARGE WELL - SURFACE RUNOFF THROUGH GATE GUTTER TO RECHARGE WELL)




Verified RealEstate ™

**Drawing – 2C**



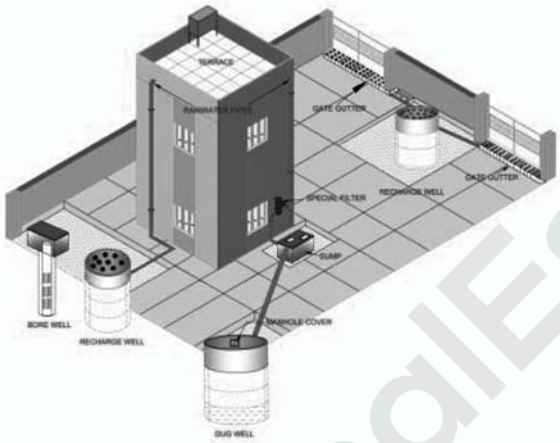

Verified RealEstate ™

**Drawing – 2D**

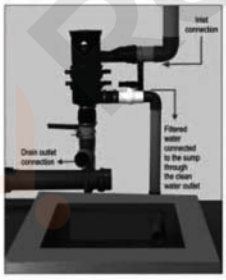
RWH -2D

RAINWATER HARVESTING IN MULTI-STOREYED COMPLEX

(ROOFTOP TO SUMP THROUGH SPECIAL FILTER - OVER FLOW TO DUG WELL - ROOFTOP TO RECHARGE WELL -SURFACE RUNOFF THROUGH GATE GUTTER TO RECHARGE WELL)

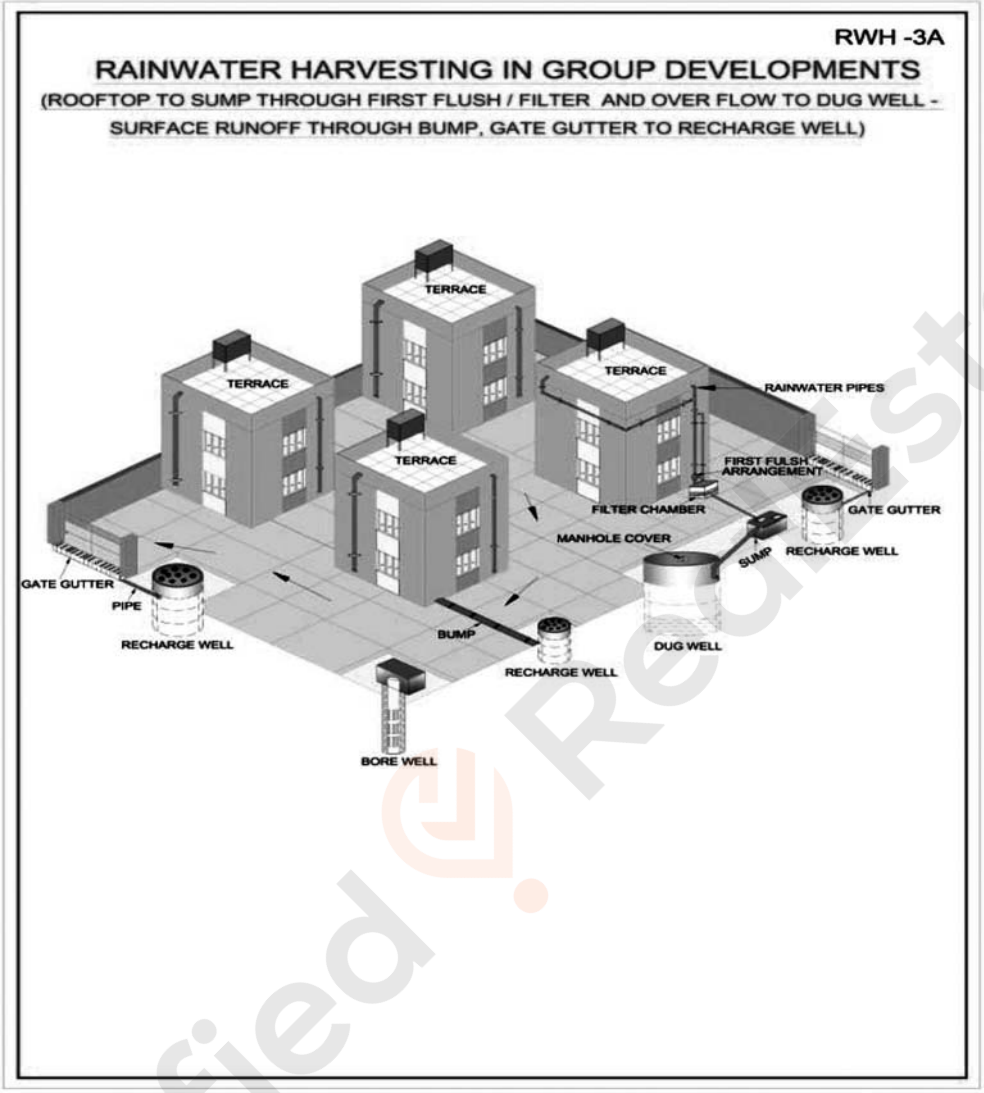



VIEW OF SPECIAL FILTER

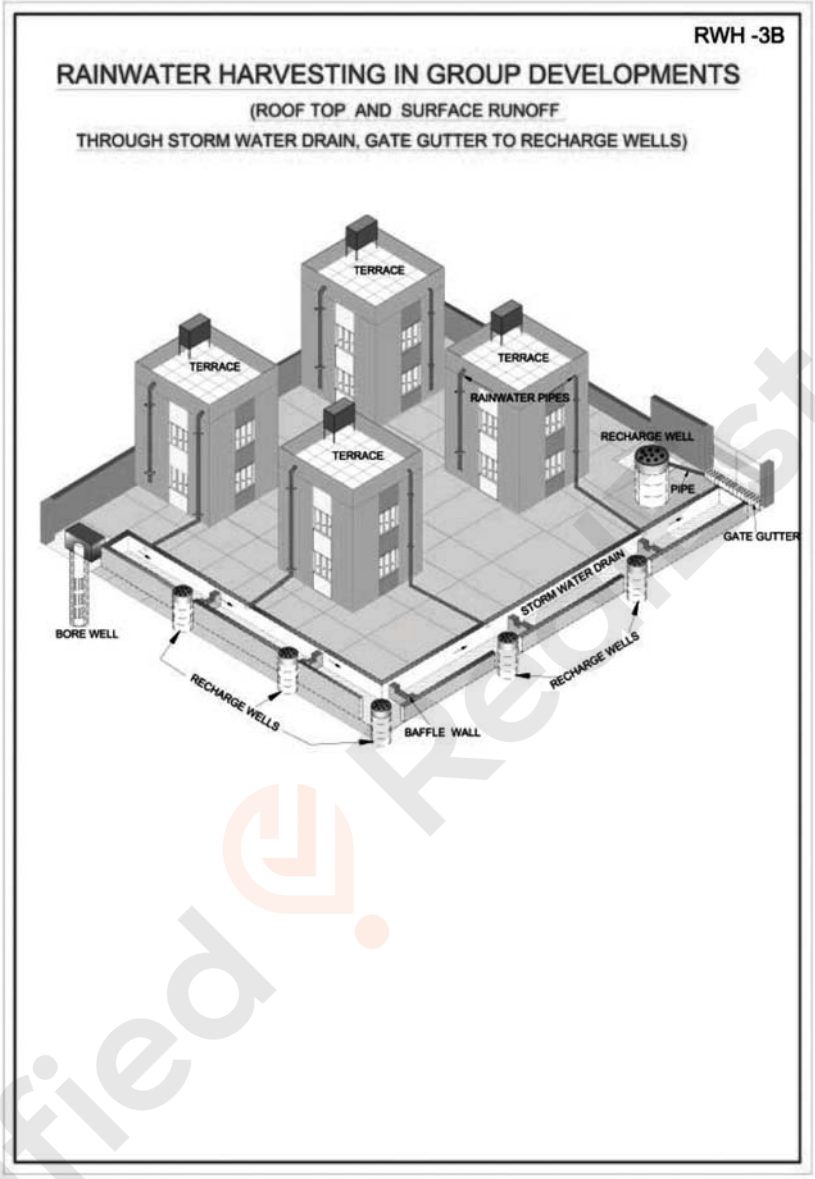



Verified RealEstate ™

**Drawing – 3A**

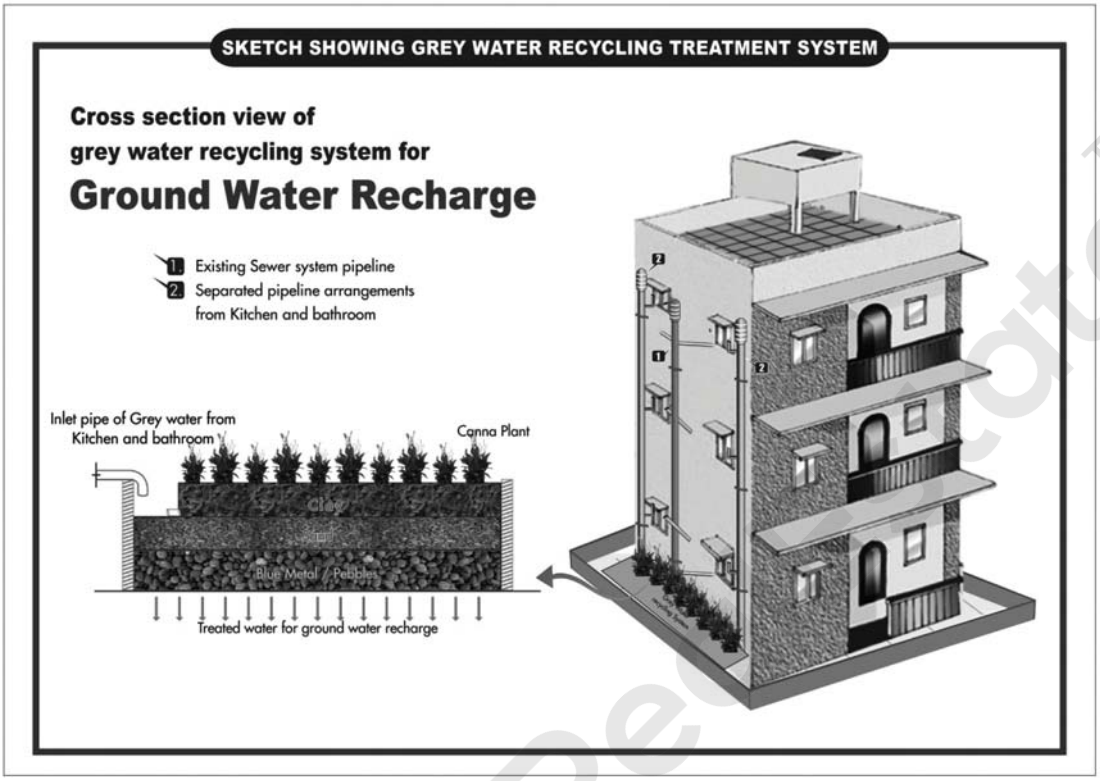

RWH -3A
RAINWATER HARVESTING IN GROUP DEVELOPMENTS
(ROOFTOP TO SUMP THROUGH FIRST FLUSH / FILTER AND OVER FLOW TO DUG WELL - SURFACE RUNOFF THROUGH BUMP, GATE GUTTER TO RECHARGE WELL)
TERRACE
TERRACE
TERRACE
TERRACE
RAINWATER PIPES
FIRST FULSH ARRANGEMENT
FILTER CHAMBER
GATE GUTTER
MANHOLE COVER
SUMP
RECHARGE WELL
GATE GUTTER
PIPE
RECHARGE WELL
BUMP
DUG WELL
RECHARGE WELL
BORE WELL

**Drawing – 3B**

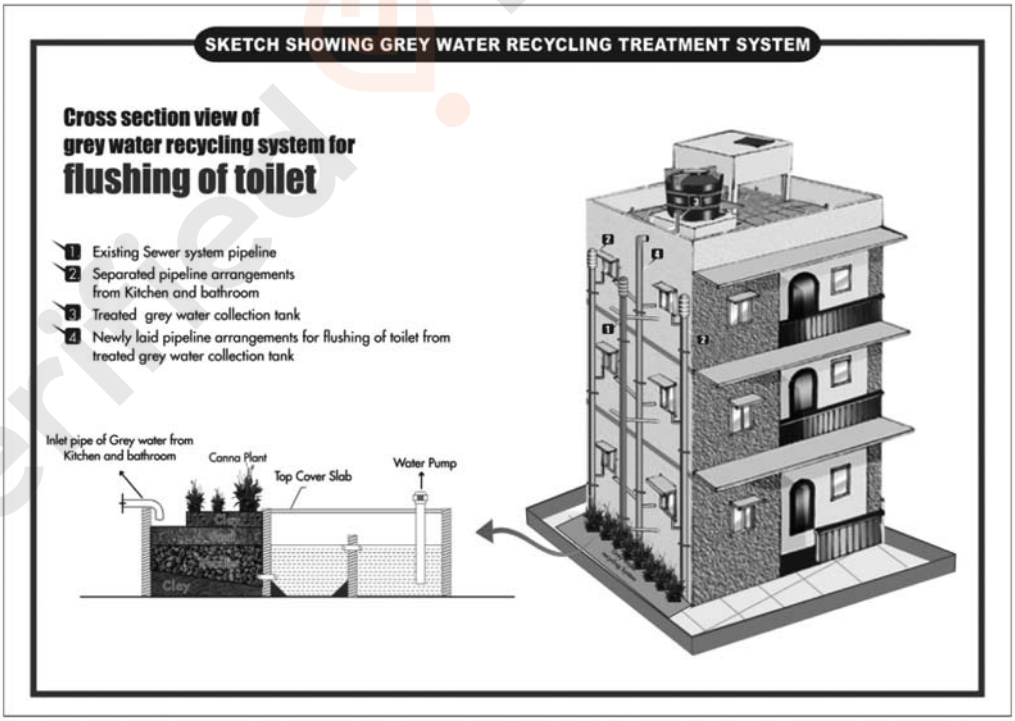



Verified RedMstate ™

**Drawing – 4A**




**Drawing – 4B**



**Annexure XXIII**

[See rule 20 (6)]

**Completion Certificate Norms**

1) The following guidelines are issued for the purpose of treating the building as completed for issue of completion certificate

a) In respect of commercial buildings, the following items should have been completed in all respects. However, interior completion works, fixtures, flooring and partition need not be insisted.

(i) Terrace Floor with weathering course including parapet wall
(ii) Lift Machine Room, OHT and Stair-case Head room
(iii) Electrical installations (switch boxes and fixtures not to be insisted)
(iv) Sanitary and water supply installations (fixtures not to be insisted)
(v) Sump for water storage
(vi) Outer plastering of the building
(vii) Frames for joinery
(viii) No dowel rods left out in the building for vertical or horizontal expansion
(ix) Completion of Internal Plastering and Flooring need not be insisted

b) In case of residential buildings, the following items shall have been completed in the said project to consider it for issue of Completion Certificate

(i) Terrace Floor with weathering course including parapet wall
(ii) Lift Machine Room, OHT and Stair-case Head room
(iii) Electrical installations (switch boxes and fixture not to be insisted)
(iv) Sanitary and Water Supply installations (fixtures not to be insisted)
(v) Sump for Water storage
(vi) Outer plastering of the building
(vii) Frames for Joinery
(viii) Kitchen (Provision on Modular Kitchen is permitted provided provision for water supply / drainage is made)
(ix) Internal partition walls
(x) No dowel rods left out in the building for vertical or horizontal expansion
(xi) Completion of Internal Plastering and Flooring need not be insisted.

2) **Completion Certificate Norms**

a) Norms for Non High Rise buildings with GF + 2F or Stilt + 3F subject to a maximum of 12m height with 16 dwellings or up to 300 square meters of commercial building shall be regulated according to the table below:

| Sl. No | Parameters | Norms |
|---|---|---|
| 1. | Dimension of the Building | The increase in the dimension of the building shall not exceed 0.30 mts in length and 0.30 mts in width. |
| 2. | Set Backs | The reduction in setbacks is allowed on all sides by 0.30 mts, subject to availability of minimum set back of 1.20 mts. in the event of prescribed minimum setback being 1.5m and by 0.20 mts subject to availability of minimum set back of 0.80 mts. In the event of prescribed minimum setback being 1.0m |

Verified RealEstate™

| | | |
|---|---|---|
| 3. | Height of the Building | Increase in height of the building is permitted not exceeding 3% of the building height approved as long as such increase does not exceed 12m and does not constitute an additional floor. In case of Institutional building if it does not exceed 18.30 mts. |
| 4. | FSI Tolerance Limit | FSI Tolerance limit will be maximum of 15 sq.m over and above the permissible FSI. |
| 5. | Over Head Tank | Change in the location/ Architectural orientation permissible. In case of increase in the size of the over head tank necessary fees to be collected. |
| 6. | Inter connection between two flats | Permissible as long as it satisfies parking requirement. |
| 7. | Change in the position of the columns and introduction of new columns in the stilt floor | Permissible as long as it does not affect minimum parking lots required as per approved plan is left as car parking space. Movement and parking of required number of cars on ground can be taken irrespective of certain deviations from the approved plan, subject to conformity to DR provision relating to Parking and Driveway. |
| 8. | Non FSI area | Change in location of incident use as long as within non-FSI area permissible limit. |
| 9. | Variation between document dimension and site dimension | If on site measurements area are less than originally approved from PLR line, but even, this lesser set backs on the site confirm to these rules. |
| 10. | Entrance Arch / Pillar | As per the provision of these rules. |
| 11. | Pergola | Permissible for elevation purpose in the terrace not exceeding 10 % area of the respective floor Pergola projections in other places will be treated as architectural features, as per the provisions of these rules. |
| 12. | Rain Water Harvesting | Should be provided. |
| 13. | Compound wall constructed including the land left for road widening | Not permissible. Permanent compound wall to be constructed as per the approved plan after leaving the street alignment or road widening portion. |

Verified RealEstate ™

b) Norms for Non High Rise buildings upto 18.30m height and exceeding 16 dwelling units and exceeding 300 square meters of commercial building shall be regulated according to the table below::

| Si. No. | Parameters | Norms |
|---|---|---|
| 1. | Dimension of the building | The increase in the dimension of the building shall not exceed 0.30 mts. In length and 0.30 mts. in width. |
| 2. | Set Backs / Distance Between Blocks. | 0.30 mts. reduction in setbacks is allowed on all sides, subject to availability of minimum set back of 1.20 mts. in the event of prescribed minimum setback being 1.5m and by 0.20 mts subject to availability of minimum set back of 0.80 mts. In the event of prescribed minimum setback being 1.0m |
| 3. | Height of the Building | Increase in height of the building is<br><br>Permitted not exceeding 3% of the building height approved as long as such increase does not exceed 18.30 mts. and does not constitute an additional floor. In such cases, additional setback for the additional height increase shall not be insisted. |
| 4. | FSI Tolerance Limit | FSI Tolerance limit will be 0.03 of FSI or 50 Sq.mt. floor area whichever is higher over and above the permissible FSI. |
| 5. | OHT | Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected. |
| 6. | Inter connection<br><br>between two flats | Permissible as long as it satisfies parking requirement. |
| 7. | Change in the position<br><br>of the columns and introduction of new columns in the stilt floor. | Permissible as long as it does not affect minimum 3.00 mts. driveway for vehicular movement and the no. of minimum parking lots required as per approved plan is left as car parking space. Movement and parking of required number of cars on ground can be taken irrespective of certain deviations from the approved plan, subject to conformity to TNCBR provision relating to Parking and Driveway. |
| 8. | Non FSI area | Change in location of incidental use within non-FSI area permissible limit. |
| 9. | Variation between<br><br>document dimension and site dimension | If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site conform to these rules-Permissible. |
| 10. | Entrance Arch / Pillar | As per the provision of these rules. |

Verified RealEstate™

| | | |
|---|---|---|
| 11. | Pergola | Permissible for elevation purpose in the terrace not exceeding 10% area of the respective floor. |
| 12. | Rain water harvesting | Should be provided. |
| 13. | Compound Wall constructed including the land left for road widening. | Not permissible.<br><br>Permanent compound wall to be constructed as per the approved plan after leaving the Street Alignment or Road widening portion.<br><br>However, the land left for road widening may be utilized for landscaping with temporary grill / barbed wire fencing, with or without Dwarf wall not exceeding 0.60 mts. height. |
| 14. | Fire license | As per the provisions of TNCBR |
| 15. | OSR land | As the OSR space is vested with competent authority or Local Body, no structure shall be constructed or erected on OSR land. |
| 16. | Structures permitted in the set back area | Access steps to Ground floor and ramps, (without affecting ventilation of Basement Floor) closed Well, Water and Sewage Treatment Plant, Generator, Box type transformers are permitted in the set back area subject to availability of minimum driveway of 3.00 mts. and parking requirements as per the approved plan. |
| 17. | Structures permitted in the Terrace Floor | AC Plant and Two toilets in every block are permitted in the Terrace Floor Architectural feature in the periphery on the top most floor (Terrace Floor) up to 3.00 mts. height is permissible subject to the condition that the portion constructed over allowable 1.5 mts. height parapet wall shall be non continuous with solid portion not exceeding 50% of the surface area. |
| 18. | Installation of Solar Energy System | 1/3 rd area of the total terrace area to be reserved for erecting Solar Photo Voltaic Panels. The approximate space required for erecting Solar Voltaic Panel is 10 sq.mt for generating 1 KW of electricity. |

c) Norms for High Rise buildings shall be regulated according to the table below::

| Si. No. | Parameters | Norms |
|---|---|---|
| 1. | Dimension of the building | The increase in the dimension of the building shall not exceed 0.30 mts. in length and 0.30 mts. in width. |

Verified RealEstate ™

| | | |
|---|---|---|
| 2. | Set Backs / Distance Between Blocks. | The reduction of 0.30 mts. In the set back space is permissible on all sides, subject to availability of minimum 6.70 mts., for the buildings of within 30 mts. height. With increase in height above 30 mts. corresponding increase in setback to be insisted. |
| 3. | Height of the Building | Increase in height of the building is permitted not exceeding 5% of the building height approved as long as such increase does not constitute an additional floor. In such cases, additional setback for the additional height increase shall be insisted on pro- rata basis. (For instance, for a 30 mts. height building with 5% increase in height the additional set back insisted will be 0.25 mts.)<br><br>However, the total height should be within the height permitted by AAI / IAF. |
| 4. | FSI Tolerance Limit | FSI Tolerance limit will be 0.03 of FSI or 50 Sq.mt., floor area whichever is higher over and above the permissible FSI. |
| 5. | Architectural projection<br><br>& service ducts | Service ducts upto 1.0 mt. here and there and not to the entire width and length of the building and Architectural projection upto 0.60m. in width where it is continuous and upto 1.0 mt. where it is dis-continuous are permissible, subject to availability of minimum clear set back of 6.70 mts. where required set back is 7.0 mts. and minimum clear set back of 7.70 mts. where required set back is 8.0 mts. and minimum set back of 8.70m. where required set back is 9.0 mts.and so on |
| 6. | OHT | Change in the location/orientation permissible. In case of increase in the size of the OHT, development charges to be collected. |
| 7. | Inter connection<br><br>between two flats | Permissible as long as it satisfies parking requirement. |
| 8. | Change in the position<br><br>of the columns and introduction of new columns in the stilt floor. | Permissible as long as it does not affect driveway of minimum 3.00 mts. for vehicular movement and the no. of minimum parking lots required as per approved plan and left as car parking space . Movement and parking of required number of cars on ground can be taken irrespective of certain deviations from the approved plan, subject to conformity to TNCBR provision relating to Parking and Driveway. |
| 9. | Non FSI area | Change in location of incidental use within non-FSI area permissible limit. |
| 10. | Variation between<br><br>document dimension and site dimension | If on site measurements are less than originally approved from PLR line, but even this lesser set backs on the site conform to these rules - Permissible. |

Verified RealEstate™

| | | |
|---|---|---|
| 11. | Entrance Arch / Pillar | As per the provision of these rules. |
| 12. | Pergola | Permissible for elevation purpose in the terrace not exceeding 10% area of the respective floor. |
| 13. | Rain water harvesting | Should be provided. |
| 14. | Compound Wall constructed including the land left for road widening. | Not permissible.<br><br>Permanent compound wall to be constructed as per the approved plan after leaving the Street Alignment / Road widening portion.<br><br>However, the land left for road widening may be utilized for landscaping with temporary grill / barbed wire fencing, with or without Dwarf wall not exceeding 0.60 mts. height. |
| 15. | Fire license | Compliance Certificate from DF&RS is required. |
| 16. | OSR land | As the OSR space is vested with competent authority/ Local Body, no structure shall be constructed / erected on OSR land. |
| 17. | Structures permitted in the set back area | Access steps to Ground floor and ramps, (without affecting ventilation of Basement Floor) closed Well, Water and Sewage Treatment Plant, Generator, Box type transformers are permitted in the set back area subject to availability of minimum set back of 6.7 mts. and satisfying the parking requirements. |
| 18. | Structures permitted in the Terrace Floor | AC Plant and Two toilets in every block are permitted in the Terrace Floor. Architectural feature in the periphery on the top most floor (Terrace Floor) up to 3.00 mts. height is permissible subject to the condition that the portion constructed over allowable 1.5 mts. height parapet wall shall be non continuous with solid portion not exceeding 50% of the surface area. |
| 19. | Installation of Solar Energy System | 1/3 rd area of the total terrace area to be reserved for erecting Solar Photo Voltaic Panels. The approximate space required for erecting Solar Voltaic Panel is 10 sq.mt for generating 1 KW of electricity. |

HARMANDER SINGH,
*Principal Secretary to Government.*

PRINTED AND PUBLISHED BY THE DIRECTOR OF STATIONERY AND PRINTING, CHENNAI
ON BEHALF OF THE GOVERNMENT OF TAMIL NADU

Verified RealEstate ™