Office of the Director of
Town and Country Planning,
807, Anna Salai, Chennai – 2.

Roc. No.17114/2007/BA2 Date : 05.03.2010

CIRCULAR

Sub : DTCP – Instructions to be followed with respect in the issue of planning permission – Issued – Reg.

Ref. : 1) ROC No.17114/2007 1BA2, Dt.28.09.2009 & 07.01.2008 of this Directorate.

2) ROC No.10189/2009(1)/BA1, Dt.14.12.2009 of this Directorate.

3) Memorandum No. Nil, Dt. 01.03.10 of Tiruchirapalli Flat Promoters Association, Trichy-18.

4) Representation No.Nil, Dt.01.03.10 of Kalpesh Bafna, R.S.Puram, Coimbatore-2.

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This department has issued circulars to adopt certain parameters stipulated in the Development Control Rules of CMDA while processing the proposals for the issue of planning permissions in certain local planning Authorities vide under reference first cited above. Several clarifications are being sought by the promoters / Engineers regarding various issues related to planning parameters / standards. The clarifications for certain issues are issued as follows;

GROUP DEVELOPMENT

Vehicular access way of Special Buildings

"The DCR of CMDA specifies that the vehicular access way including passage is any, within the site shall have a minimum width of 7.2m. and such a vehicular access shall be available for every Building Block in the site within a distance of 50m. Further, it shall be a clear open to sky and no projection of structure over it is permissible".

This is being interpreted in a wrong manner in many occasions by promoters. In this regard, it is clarified that "All building Blocks should be located in such a manner that they are accessible from the vehicular access way with a width of 7.20m. within a distance of 50m".

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Vehicular access way of Multi Storied Buildings	)))	"The DCR of CMDA stipulates that the internal vehicular access way including passage if any within the site shall have a clear width of 7.20m. and such vehicular access shall be available for every building Block in the site. Further, It shall be a clear width of open to sky and no projection in structure over it is permissible". In this regard, It is clarified that all buildings Blocks should be located in such a manner that they are accessible from the vehicular accessway with a width of 7.20m. It is not permitted to locate the building Block away from the vehicular accessway.

Further, It is clarified that it shall be a minimum clearance of 1.50m from the driveway to the building Block both Special and MSB buildings and a clear motorable drive way to a minimum width of 3.50m around the building Blocks.

Moreover, Part I of the check list Circulated by this office vide under reference 2nd cited above, warrants NOC from Tahsildar, STP report & Topo plan giving details within 500 m radius at Sl.No.11,14 and 19 respectively. In this regard, It is clarified that the NOC from Tahsildar need not be insisted for the proposals proposed in DTCP approved layouts and Town survey Numbers, the STP report need not be insisted in the case of proposals in the area where under ground sewerage system exists. And Regarding the Topo plan it shall be directed to furnish all details of developments within 100m. of the proposed site and the details regarding the Quarry or Crusher may be furnished only when they exists within 500m.

All, the Sub-ordinate officers are hereby instructed to follow the above instructions and also to ensure that the proposals are satisfying all the Norms/Rules/Checklists etc. before submitting them to this Directorate for approvals / orders.

for Director of Town and Country Planning.

To :-

All subordinate offices : With a direction to communicate these instructions to all promoters / Developers / LBS / Engineers and also to display in the Notice Board.

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The Deputy Director Administration, DTCP.	))	With a direction to display in the Notice Board and Circulation to Technical Section
Thiru. A.Sivaprakasam, Asst. Director. Head Office.	)))	With a direction to include these instructions in the contents of the DTCP Website.

Copy to :-

1) Thiru. M.Anand, President,
Tiruchirapalli Flat Promoters Association,
C-11, 1St Floor, 3rd Cross, Western Extension,
Thillainagar, Trichy-18.

2) Kalpesh Bafna, 37, West Periyasamy Road,
Jain Manor Apartment,
R.S.Puram, Coimbatore-2.

3) The President, CREDAI Tamilnadu,
Challa Mall, 11, Sir Thiyagaraya Road,
T.Nagar, Chennai – 600 017.

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