ABSTRACT

Urban Development – Development Control Regulations for Local Planning Areas covering Coimbatore, Madurai, Tiruchirappalli, Salem, Tirunelveli, Vellore, Tiruppur, Erode, Thoothukudi and Mamallapuram areas and sub-urban areas of Kancheepuram and Tiruvallur – Approved - Variation under sub-section (4) of section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) – Notified.

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HOUSING AND URBAN DEVELOPMENT (UD 4-1) DEPARTMENT

G.O. Ms. No.130 Dated: 14.06.2010

Read:

1) G.O. Ms. No.1730, Rural Development and Local Administration Department, dated 24.07.1974.
2) G.O. Ms. No.138, Housing and Urban Development (IV) Department, dated 07.02.1990.
3) G.O. Ms. No.54, Housing and Urban Development (IV) Department, dated 11.01.1991.
4) G.O. Ms. No.399, Housing and Urban Development (IV) Department, dated 29.06.1992.
5) G.O. Ms. No.735, Housing and Urban Development (IV) Department, dated 24.08.1993.
6) G.O. Ms. No.505, Housing and Urban Development (IV) Department, dated 20.07.1994.
7) G.O. Ms. No.661, Housing and Urban Development (IV) Department, dated 12.10.1994.
8) G.O. Ms. No.122, Housing and Urban Development (IV) Department, dated 06.02.1995.
9) G.O. Ms. No.219, Housing and Urban Development (IV) Department, dated 19.05.2000.
10) G.O. Ms. No.139, Housing and Urban Development (IV) Department, dated 10.05.2002.
11) G.O. Ms. No.287, Housing and Urban Development (IV) Department, dated 08.07.2004.
12) G.O. Ms. No.105, Housing and Urban Development (IV) Department, dated 23.03.2005.
13) G.O. Ms. No.167, Housing and Urban Development (IV) Department, dated 13.07.2006.
14) G.O. Ms. No.280, Housing and Urban Development (IV) Department, dated 27.10.2006.
15) G.O. Ms. No.143, Housing and Urban Development (IV) Department, dated 11.08.2009.

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Read also:

1) From the Director of Town and Country Planning, letter No.10189/09 BA1 24.12.09.
2) From the Director of Town and Country Planning, letter No.10189/09 BA1 23.04.10.

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ORDER:-

In his letters read above the Director of Town and Country Planning has sent proposals for approval of Development Control Regulations in respect of Special Buildings, Multi-Storeyed Buildings, Group Developments and Layouts for being followed in the local planning areas of Coimbatore, Madurai, Tiruchirappalli, Salem, Tirunelveli, Vellore, Mamallapuram and like areas. The broad guidelines fall in line with the Development Regulations of Second Master Plan for Chennai Metropolitan Area, 2026 modifying the provisions as may be required for the planning areas like Coimbatore, Madurai, Tiruchirappalli, Salem, Tirunelveli, Vellore, Tiruppur, Erode, Thoothukudi and Mamallapuram areas and sub-urban areas of Kancheepuram and Tiruvallur. In the context of rapid urbanisation and developments occurring in the whole State, comprehensive guidelines for all developments are considered necessary to suit the present trend of development. The public will be greatly benefited with the guidelines. The comprehensive guidelines will also ensure uniformity and will help to avoid different technical interpretations at various levels and will be of great facilitator to the general public for expeditious issue of planning permission.

The Director of Town and Country Planning has requested to approve the suggested Development Control Regulations in the absence of regulations for developments such as Special Buildings, Multi-Storeyed Buildings, Group Developments and Layouts in the already approved Master Plan having zoning regulation but without any development regulations.

2. The Government, after careful consideration, approve the proposal of the Director of Town and Country Planning in para.1 above and approve the Development Control Regulations for Special Buildings, Multi-Storeyed Buildings, Group Developments and Layouts as in the annexure to this order for being followed in local planning areas covering Coimbatore, Madurai, Tiruchirappalli, Salem, Vellore, Tiruppur and Erode areas and entire sub-urban areas within the districts of Kancheepuram and Tiruvallur.

3. The Government direct that the provisions which are already incorporated in the Master Plan of Hill areas town and Master Plan for New Town Development Areas shall be protected and continued to be followed. Similarly provisions of Coastal Regulation Zone norms of the coastal towns shall not be disturbed and shall be continued. As regards use zone regulations, the regulation approved in the G.O 1st read above shall be followed.

4. The Government also direct that an Empowered Committee be and is constituted to look into the special cases where a clear and demonstrable hardship is caused and issues for relaxation of planning parameters and any other related issues as follows:-

(1)	Secretary, Housing and Urban Department	- Chairman.
(2)	Secretary, Municipal Administration and Water Supply Department	- Member.
(3)	Member-Secretary, Chennai Metropolitan Development Authority	- Member.

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(4) Director of Town and Country Planning - Member - Convenor.

The proposals pending prior to the Notification of the Regulations shall be disposed of in accordance with the planning parameters and rules prevailing before the issue of the Notification on uniform guidelines duly following transitory provisions.

5. In any of the aspect not covered by the provisions in the proposed Development Control Regulations, the matter shall be referred either to Empowered Committee or Government for a decision and clarification.

6. Accordingly the Government have decided to vary the Master Plan for the local planning areas of Erode, Vellore, Tiruvallur, Coimbatore, Madurai, Gummidipoondi, Kancheepuram, Salem, Chengalpattu, Tiruppur, Tiruchirappalli approved in the G.O.s 2nd, 4th, 5th, 7th to 10th and 12th, 15th read above respectively under the Tami Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to provide for incorporation of Development Control Regulations in the respective Master Plan for the planning areas concerned as in the Notification appended to this order.

7. The Development Control Regulations for special buildings, Multi-Storeyed buildings, Group developments and the layouts approved and annexed to this order shall be followed in the local planning areas of Mamallapuram, Tirunelveli and Tuticorin. These Development Control Regulations shall form part of the master plan to be approved for the above local planning areas.

8. The Director of Town and Country Planning is directed to pursue action accordingly.

9. The Works Manager Government Central Press, Chennai-600079 is directed to publish the Notification appended to this order in the next issue of the Tamil Nadu Government Gazette.

(By Order of the Governor)

Ashok Dongre,

Secretary to Government.

To
The Director of Town and Country Planning, Chennai -2.
The Secretary, Municipal Administration and Water Supply Department, Chennai - 9.
The Secretary, Rural Development and Panchayat Raj Department,Chennai-9.
The Member-Secretary, Chennai Metropolitan Development Authority, Chennai-8.
The Managing Director, Tamil Nadu Housing Board, Chennai - 35.
The Managing Director, Tamil Nadu Slum Clearance Board, Chennai - 5.
The Director of Municipal Administration, Chennai - 5.
The Director of Town Panchayat, Chennai - 108.
All District Collectors.
The Works Manager, Government Central Press, Chennai - 79. (w.e)
(for publication of Notification in the Tamil Nadu Government Gazette.)
Copy to:-
The Secretary (K.R) to Chief Minister's Office, Chennai -9.
The Special Personal Assistant to Minister (Information), Chennai - 9.

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The Special Personal Assistant Chief Minister’s office, Chennai -9.
The Special Personal Secretary to Chief Secretary to Government, Chennai -9.
The Municipal Administration and Water Supply Department, Chennai - 9.
The Rural Development & Panchayat Raj Department, Chennai - 9.
The Senior Private Secretary to Secretary, Housing and Urban Development Department, Chennai - 9.
The Housing and Urban Development (UD-I, UD-II, UD-IV, UD-V, UD-VI) Department, Chennai - 9.

//Forwarded / By Order//

Section Officer.

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APPENDIX.

NOTIFICATION-1.

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

VARIATION

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

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NOTIFICATION-2.

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

VARIATION.

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

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NOTIFICATION-3.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruvallur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4650/93 on page 1061 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 6th October 1993.

VARIATION

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

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NOTIFICATION-4.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Coimbatore Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4377/94 on page 1078 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 9th November 1994.

VARIATION.

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

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NOTIFICATION-5.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Madurai Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/645/95 at pages 190 and 191 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 22nd February 1995.

VARIATION

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

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NOTIFICATION-6.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Gummidipoondi Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/610/2000 on page 295 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 7th June 2000.

VARIATION.

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

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NOTIFICATION-7.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Kancheepuram Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/464/2002 on page 310 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 29th May 2002.

VARIATION.

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

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NOTIFICATION-8.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Salem Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/233/2005 on page 168 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 13th April 2005.

VARIATION.

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

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NOTIFICATION-9.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Chengalpattu Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/461/2006 on page 300 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 6th September 2006.

VARIATION.

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

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NOTIFICATION-10.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruppur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/573/2006 on page 375 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 22nd November 2006.

VARIATION.

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

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NOTIFICATION-11.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the master plan for Tiruchirappali Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/453/2009 on page 319 of Part II – Section 2 of the Tamil Nadu Government Gazette, dated the 2nd September 2009.

VARIATION.

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

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ANNEXURE.

DEVELOPMENT CONTROL REGULATIONS

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1. Short title. – These regulations may be called Development Control Regulations for Erode / Vellore / Tiruvellore / Coimbatore / Madurai / Gummudipoondi / Kancheepuram / Salem / Chengalpattu / Tiruppur / Tiruchirappalli Local Planning Area.

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

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

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

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

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

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

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

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

Explanation.-

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

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To cite examples:-

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

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

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

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

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

THE TABLE.

Sl. No.	Description	Residential	Commercial	Institutional zone Educational, Public and Semi public	Industrial
1.	Minimum plot extent	220 sq.m.	300 sq.m.		---
2.	Minimum plot width/frontage	9m	9m		---
3.	Minimum road	9m	9m	9m	9m.

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	width				
4.	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 (or) Stilt+4 floors	15m or G+3 (or) Stilt+4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.
5.	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.00
6.	Maximum plot coverage	70%	65%	60%	50%
7.	Front set back	Min – 3m. Upto 18m–3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8.	Side set back	3m or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m or 1/4th height whichever is hiher
9.	Rear set back	. 3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher	3m. or 1/4th height whichever is higher
10.	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11.	Parking space	As mentioned in Schedule-II will be followed.			

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

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

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

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

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

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

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

To cite examples.–

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

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

(iii) If the general road is of 9 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other

side of the site in question and the plot owner is willing to leave enough space for continuity of 9 metres road in front of his site, this will have to be checked and decided on case-by-case and such cases may be referred to Empowered Committee.

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

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

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

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

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

THE TABLE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;
b) Hotels and lodges exceeding 500 square metres in floor area;
c) Hostels exceeding 50 rooms; and
d) Kalyanamandapams exceeding 500 square metres in floor area.

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

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

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

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

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

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

(16) The structures incidental to the main activities such as water closet/pump room, transformer room, transformer yard, electric room shall not be construed as transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these rules. However,

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these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4 metres provided further that transformer and electrical rooms floor area does not exceed 15 square metres and water closet and pump room per block does not exceed 6 square metres.

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

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

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

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

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

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

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

(24) Basement Floor;-

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

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

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

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

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

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

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

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

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

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

Explanation.- Road width means whole extent of space within the boundaries of the road / street measured at right angles to the course of direction of such road / street. The qualifying road width for permitting multi-storeyed building shall be available atleast for a stretch of 500 metres along the length of the road abutting

the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.

To cite examples-

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

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

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

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

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

Sl. No.	Description	Category I(a)	Cateogry I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200sq.m.	1500 sq.m.	2500 sq.m.	
B.	Minimum Plot width/frontage	25 m	25 m	25 m	40 m	
C.	Minimum road width	12 m	15 m	18 m		
D.	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E.	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%

F.	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary
		Height of the building above ground level		Minimum required setback space from the property boundary
G.	Minimum set back all around	Above 15 m upto 30 m		7m
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, minimum extent of setback space to be left additionally shall be one metre.
H.	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks
		Above 15 m upto 30 m		7 m
		Above 30 m.		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.

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

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

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

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

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

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

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

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

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

THE TABLE.

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

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(4) Basement Floor.-

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

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

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

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

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

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

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

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

(i) lifts as prescribed in National Building Code;

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

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

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

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

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

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

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

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

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

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

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

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

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

(15) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be

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transferred to the respective Authority or the Agency or the Local Body through a registered Gift Deed before actual issuance of planning permission. The exact mode of conveyance of the land shall be consistent with the relevant enactment and regulations.

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

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

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

a) Nursing homes / hospitals exceeding 500 square metres in the floor area;
b) Hotels and lodges exceeding 500 square metres in floor area;
c) Hostels exceeding 50 rooms; and
d) Kalyanamandapams exceeding 500 square metres in floor area.

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

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

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

6. Premium FSI

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

7. Transferable Development Rights.- (1) In certain circumstances, the development potential of the whole or a part of the plot/site may be separated

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from the land itself and may be made available to the land owner in the form of Transfer of Development Rights excepting in the case of existing or retention users, or any compulsory reservation of space for public or recreational use or Economically Weaker Section / social housing etc., in the cases of sub-divisions/ layouts / special buildings / group developments / multi-storeyed buildings or such other developments prescribed in the development regulations.

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

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

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

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

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

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

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

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

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9. Layout and Subdivisions.-

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

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

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

THE TABLE.

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

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

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

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

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

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

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

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

(c) Roads for industrial developments:-

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

Note:

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

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

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

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

(v) While determining the length of roads,-

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

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

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

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

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

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

(d) Community and recreational open spaces.- (i) Reservation of land for community and recreational purposes in a layout or subdivision for residential,

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industrial or combination of such uses shall be reserved and kept open to sky and be devoid of any building shall be as follows:-

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

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

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

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

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

(a) Recessed bus-bays with bus shelters along side the road;
(b) Coffee stall/ milk booth;
(c) Off-street parking; and
(d) Toilet

(ii) The space set apart for roads and the area reserved for community and recreational purposes as mentioned above shall be registered and

transferred to the Authority or Agency or the local body designated by the Authority through a registered deed before the approval of the layout. The exact mode of conveyance should be consistent with the relevant enactments and regulations. Any exemptions or waiver on this space could be decided by the Government only.

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

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

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

(vi) Scheme road concessions

(vii) Public purpose concessions

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

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

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

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

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

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

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Schedule – I

Open Space Reservation

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

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

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

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

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

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

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

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

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Schedule - II

Parking Standards

Sl. No.	Building use	No. of Parking Spaces	
(1)	(2)	(3)	
1.	**Residential** For building with dwelling unit or units of floor area exceeding 75 square metres each	One car space for 75 square metres of floor area or part thereof excluding the first 75 square metres in other words	
		Dwelling area	**No. of cars.**
		Upto 150 square metres	1 car space
		above 150 square metres but below 225 square metres	2 car space
		above 225 square metres but below 300 square metres	3 car space
		Two wheeler parking - One two wheeler parking space for every dwelling unit with floor area of 40-75 square metres. The dimension of two wheeler parking lot shall be minimum1.5 metres x 2 metres with a driveway of minimum 1.5 metres.	
		Note :- In such cases where the number of car parking space required does not exceed 3 in number, separate driveway need not be insisted.	
2.	**Commercial**	(i) Floor area upto 50 square metres – Nil	
	(a) Shop and (b) Shopping centre below 100 square metre - 1 car space.	(ii) Floor area above 50 square metre but (iii) For every additional 50 square metres or part thereof exceeding 100 square metres - 1 car space.	
	(c) Office and firm (including public and Semi public offices)	One car space for every 100 square metres of floor area or part thereof.	
	(d) Restaurants	One car space for every 100 square metres of floor area or part thereof.	
	(e) Hotels and Lodges	1. In starred and major hotels with more than 50 rooms one space for every 4 guest rooms 2. In unstarred and other hotels - One space for every10 guest rooms.	
.	(f) Assembly Halls, Cinema and Public Halls including Community Centres.	One space for every 20 square metres of auditorium area	
	(g) Kalyanamandapams	One space for every 20 square metres of marriage hall area.	
	3. Warehouse and Wholesale stores	One lorry space for every 500 square metres of plot area or less.	
	4. Educational Institutions	1. Floor area less than100 square metres	Nil
		2. Floor area above 100 square metres but less than 1000 square metres	One car space for every 200 square metres of floor area or part thereof.
		3. For every additional 100 square metres of Floor Area or part thereof over 1000 square metres.	One car space
		Note : Atleast 25% of the total parking space shall be provided in the part of the site abutting the road for parking / stopping of vehicles.	
	5. Hospitals and Nursing Home	One space for every 15 beds of part thereof. One extra	

		area for every 100 square metres of non-bed space in the Hospitals and Nursing Homes.			
	6. Industries	i) Floor Area upto 100 square metres	Nil		
		ii) Floor Area upto 500 square metres	One lorry space		
		iii) Floor area exceeding 500 square metres	One lorry space for every 500 square metres of total floor every 500 square metres of total floor area or part thereof.		
	7. Other uses Communications Centre etc.)	As may be specified by the Authority.			
	PART – II				
	Dimension :	The dimension of parking stall shall be 5.0m x 2.5m with a minimum which width of driveway of 3.5m for one way movement and 7.2m width for two way movement. In the case of ware house and godowns and industries the dimension of parking stall shall be 10m x 3.75m with a minimum width of driveway of 3.75m. The number of car spaces required will be calculated on 75% of the total floor area of the building.			
2.	i) Radius	Minimum inside radius of lane 4.5 metres			
	ii) Gradient	1. Preferred gradient 4% (1 in 25)			
		2. Absolute maximum gradient 5% (1 in 20)			
3.	Head Room	In those parts of a building (above or below ground floor level) used or intended to be used for the parking of wheeled vehicles, the minimum clear height to such part of the building shall be not less than 2.4 metres. For lorry parking the minimum head room shall be 3.5 metres.			
4.	Conditions :	1.	The area of each stall shall be flat and free from kerbs and other encumbrances.		
		2.	The angled parking, where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 metres for parallel parking, where cars cannot be parked by reversing, minimum stall length shall be 7.2 metres.		
		3.	**Type of Parking**	**Stall size Minimum**	**Aisle width**
		(i)	Parallel parking	2.5 x 6.0m Rectangular	3.5metre
			30 degree	2.5 x 5.0m Rectangular	3.5metre
			45 degree	2.5 x 5.0m Rectangular	3.5 metre
			60 degree	2.5 x 5.0m Rectangular	3.5 metre
			90 degree	2.5 x 5.0m Rectangular	6.0 metre
			4. The width of aisles and ramps shall be free from kerbs and other encumbrances.		
			5. Adequate blending of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of straight slope 3.0 metres to 3.6 metres long at half the grade of the ramps.		
			6. The surface of long spiral ramps shall be super elevated to facilitate movement of vehicles or other adopted.		

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			7. The slope of a curved ramp shall be that of the centerline of its path.	
	PART – III			
	Multi Level Parking :	1.	No. of storeys permissible	
		2.	Gradient and ramps	- 1 in 10 generally - 1 in 8 minimum
		3.	Clear height between floors	- 2.10 metres minimum
		4.	Parking stall dimension	- 2.5 metres x 5.0 metres
		5.	Inside radius of curve	- 7 metres minimum
		6.	Width of traffic lane, ramps and entrance	- 7.5 metres minimum
		7.	Gradient of slopping floors	- Not steeper than 1 in 20
		8.	Loading standards	- 400 kg / sq.m. maximum
		9.	Ramps if two way, shall be separated.	

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Schedule - III

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

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

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

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

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

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

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

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

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(b) In case of ordinary buildings,

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

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

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

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

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

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

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

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

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Schedule - IV

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

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

(1) Site planning:

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

(2) Parking:

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

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

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

(3) Building requirements:

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

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

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

(c) Its surface shall be non slippery; and

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

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

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

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

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

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Schedule – V

Rain water conservation

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

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

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

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

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

Or

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

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(2) Additional regulations for all buildings:

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

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

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

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Schedule – VI

Spaces excluded from Floor Space Index and coverage computation.

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

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

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

   (3) Lift wells in all the floors.

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

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

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

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

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

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

   (10) Porches / Canopies / porticos.

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

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

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

      (b) Servant's / driver's bath room and water closet (not exceeding 20 square metres) for each block in cases of special building, group

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development and multi-storeyed building at ground floor/ stilt parking floor.

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

(d) Area covered by -

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

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

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

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

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

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

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

(viii) Air Handling Units in all the floors;

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

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

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Schedule – VII

Additional FSI benefits for Information Technology developments

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

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

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

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

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

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

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

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

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

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

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Schedule – VIII

Tamil Nadu Electricity Board and Fire and Rescue Service standards

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

(a) Tamil Nadu Electricity Board standards.-

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

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

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

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

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

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

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

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cable ducts at the turnings inside the electrical room shall not be less than one metre.

The open space within the premises for installation.

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

(b) Directorate of Fire and Rescue Services standards:

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

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

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

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

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

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

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

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

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

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

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

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

Ashok Dongre,
Secretary to Government.

// True Copy //

Section Officer.

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