Office of the Director of
Town and Country Planning,
807, Anna Salai, Chennai – 600 002.

Roc. No. 19690/10 Special Cell Dated: 2.2.2010

Sub: Development Control Regulations – Certain modification in regulations - Subject placed before the Empowered committee – Clarification and recommendation of the committee – Follow-up – Regarding.

Ref: 1) G.O.Ms.No.130, Housing and Urban Development (UD4-1) Department, dated: 14.6.2010.
2) Empowered Committee meeting held on 19.8.2010 and 14.1.2011.

With reference to the G.O. cited above common development control regulations have been issued for nine corporation areas except Chennai and for the districts of Kancheepuram and Tiruvallur.

Since certain difficulties were experienced during the implementation of above DCR, certain planning parameters required to be included in the DCR etc., a subject was placed before the Empowered committee held on 19.8.2010 and 14.1.2011.

The following recommendations were made by the committee in the first meeting held on 19.8.2010.

Subject	Recommendation of the committee
1. Applicability of Development Control Regulations in the sub urban areas of Kancheepuram and Tiruvallur districts	(a) Applicability: The issue of applicability of DCR notified vide G.O.Ms.No.130 of H&UD dated 14-06-2010 in the sub urban areas within the districts of Kancheepuram and Tiruvallur was discussed in detail. Considering the phase of developments outside the peripheral limit of CMDA, the committee clarified that the spirit of the G.O. clearly mentions the sub urban areas falling in Kancheepuram and Thiruvallur District. Therefore it is clarified that the whole districts of Kancheepuram and Tiruvallur may be considered for implementing the DCR. (b) MSB declaration: However, the committee observed that it is necessary to follow the procedures with regard to the declaration of MSB area as per section 4 of Multi storied and Public building rules 1973 for the sites which

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	undergoes urbanization process and falls outside the Local Planning Authority (LPA) areas of Kancheepuram and Tiruvallur districts.
Rule No.5 of DCR	The committee clarified that the plot extent of 1200 sq.m. may also be considered for Multi-storied building area.
Rule 9(1) of DCR	(a) Roads of length above 120M and upto 200M (b) Roads of length above 200M and upto 500M (c) Roads of length above 500M and upto 750M and upto 1000M Industrial Developments: (a) The length of road above 150M and upto 200M (b) The length of road above 200M and upto 250M (c) The length of road above 250M and upto 500M

The following recommendations were made by the committee in the second meeting held on 14.1.2011.

Subject	Recommendation of the committee
1. – Minimum road width for layout	If proposed layout is having two public access roads of atleast 7 metres width from approved layouts, then approval can be issued. These public access should be properly laid on ground.
2. Size of EWS plots – Norms for Economically weaker section	The committee recommended that the size of EWS plot area shall not exceed 60 sq.m. The proviso to 9(2)(d)(ii) may be in this line. ***Provided that the minimum size of the plot shall not be less than 4.0 metres in width and 8 metres in depth and the total area shall not exceed 60 sq.m.***
Minimum reservation of EWS	The committee took note that since 10% of the site area and the 10% FSI area earmarked are the same, accepted the suggestion to include “or 10% of total FSI area), in regulation 4(2) and 5(1) of the DCR. Also, expression ‘separate block is to be provided’ for lower income group” has to be added in this paragraph as follows: Hence, in 4(20) and 5(11), the following lines may be inserted.

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	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) ***or 10% of total FSI area*** *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****. Further, it shall be a separate block.***
	The committee accepted the suggestion to include parameters for EWS/Poor class Area/ Declared as slum area by local body in the case of ordinary building only. Hence, a separate schedule may be introduced as schedule-ix deleting the parameters suggested for special building area in this Agenda.

Schedule - IX

The following parameters shall be adopted for EWS/LIG/ Poor Class Area/ Declared as slum area by local body.

Sl. No.	***Parametres***	***Ordinary building***
1)	***Minimum plot extent***	***32 sq.m.***
2)	***Minimum plot width/ frontage***	***4.0m.***
3)	***Minimum road width***	***---***
4)	***Maximum height of building***	***G+1 maximum length of 7.0mts.***
5)	***Maximum FSI***	***1.50***
6)	***Maximum Plot Coverage***	***75%***
7)	***Minimum Front set back***	***1.0m.***
8)	***Minimum Side setback***	***Nil***

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9)	***Minimum Rear set back***	***1.0m.***
10)	***OSR***	***It should be followed as per Schedule-I***
11)	***Parking space***	***As mentioned in Schedule-III***
12)	***Spacing between blocks***	***---***

3. Continuous built-up area	The committee accepted the parameters prescribed for the continuous built-up area A new schedule viz., Schedule-X may be introduced as continuous built-up area along with the parameters.

Schedule-X

The following parameters shall be adopted in the earmarked continuous built-up area of the city.

Sl. No.	***Parametres***	***Residential and shop***
1)	***Maximum height of building***	***G+1 (or) Stilt + 2 floors subject to a maximum of 9.0mts.***
2)	***Maximum FSI***	***1.50***
3)	***Maximum Plot Coverage***	***75%***
4)	***Minimum Front set back***	***1.3m.***
5)	***Minimum Side setback***	***Nil***
6)	***Minimum Rear set back***	***Nil***
7)	***OSR***	***It should be followed as per Schedule-I***
8)	***Parking space***	***As mentioned in Schedule-III***

4. Large developments	The committee decided to adopt 10 hectares as large development area and the link road as 18metres. width for these developments. Hence, the regulation 4(22) may be amended accordingly as follows: *(22) In the interest of the public for better circular in the area and also to ensure the proposed development does not block access to the properties around, in cases of large developments* ***which is 10 Hectares or more*** *where link roads* ***to a width of 18m*** *have to be provided for connectivity to the adjoining lands/areas by the developer. The applicant shall hand over such link roads 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.*
5. To insert some provisions in the special building to that of group development.	The committee accepted the suggestion to include regulation of group development such as 4(2)(b), 4(3)(vi), 4(4), 4(5), 4(7) to 4(9), 4(11) to 4(25) for special building also.

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6. Corridor width	The committee accepted the suggestion to increase the corridor width from 1m. to 1.5m. in regulation 4(5) and 5(3).
7. Definition of Special building	The committee accepted the suggestion to adopt the definition of special building in the "The Planning Authority (Levy of infrastructure and Amenities charge) Rules, 2007 instead of the definition in 2(h). ***"Special building" means a building with more than two floors not exceeding 4 floors inclusive of ground floor i.e. not more than ground + 3 floors or a building with basement/stilt floor and 4 floors or a residential building more than 4 dwelling units or a building accommodating commercial or industrial or institutional or combination of such activities exceeding a floor area of 300 square meters.***
8. Minimum extent and frontage for special buildings of industrial and institutional use	The committee suggested to adopt minimum plot extent of 892 sq.m. and minimum plot width/frontage as 25m. in Table 3(3), against Sl. No.(1) and (2) for institutional zone, educational, public and semi public and industrial of the development regulation as follows: Minimum plot extent – ***892 sq.m.*** Minimum plot width/frontage –***25m.***
9. Front set back for special building	The minimum front set back suggested for all the categories i.e., **"*Based on road width*** ***(i) NH/SH-7m.*** ***(ii) (other road upto 12m – 3m*** ***12m to 18m – 4.5m.*** ***More than 18m-6m.*"** was accepted for amendment in section 3(3)(7) by the committee since the building lines of layout and group development is conflicting.
10. Additional FSI for basement	The suggestion to provide additional FSI of 20% to basement was discussed at length. Further more justification is required to arrive at a decision. The issue may be further analysed and brought in next Empowered Committee meeting.
11. Minimum size of layout	The committee recommended that the dimension of the site mentioned as 9.0m x 15.0m. should be adopted for the residential purpose only. Hence suggested to amend regulation 9 as follows: ***The minimum dimension of the residential site shall be 9.0m x 15.0m.***
12. Specification for recreation club	The parking norms prescribed for the recreation club was accepted by the committee for adoption in regulation clause 2(h) of Schedule-II.

(h) Recreation club	***One car space for every 75sqm of floor are or part thereof.***

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The recommendations of the committee shall be followed for the subjects mentioned above and for others, the Development Control Regulations shall prevail.

This circular comes into immediate effect. The above circular shall be acknowledged by return of post.

(sd/-) Pankaj Kumar Bansal
Director of Town and Country Planning

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