Office of the Commissioner of
Town and Country Planning,
807, Anna Salai, Chennai-2
www.tn.gov.in/dtcp
email id: dtcp@vsnl.net

Roc.No.16853/2013/Spl.cell Dated.10.01.2014

CIRCULAR

Sub: Layouts - the minimum site width and site extent of Public Purpose Reservation reserved in approved layouts which were approved prior to DCR came into force - clarification requested - regarding.

Ref:
1. Commissioner of Town and Country Planning Circular Roc.No.16853/2013 spl.cell dated:19.9.13
2. 19th Empowered Committee meeting held on 19.12.13 Subject No.6
3. 21st the Empowered Committee meeting held on 19.12.13, Subject No.22.

In the Commissioner of Town and Country Planning circular as in the reference 1st cited, issued a circular that the width of road for public purposes in Town and Country Planning department approved layouts which were prior to DCR came into force may be considered for public building approvals as per the 19th Empowered Committee Meeting decision as in the reference 2nd cited.

As per Development Control Regulation, the minimum site width of 25m and minimum site extent of 892 Sq.m is required for public buildings such as Community Hall, Kalyana mandapam, School buildings etc.,

But, in DCR applicable areas, in some cases of layouts approved by Town and Country Planning Department prior to the Development Control Regulation came into force, the available site width and site extent of Public Purpose Reservation are less than the required minimum site width and minimum site extent.

Verified RealEstate™

When clarification sought that the available site width and site extent of Public Purpose Reservations in the Town and Country Planning Department approved layouts which were prior to DCR came into force may be considered for building approval in the 21st Empowered Committee Meeting held as in the reference 3rd cited, the Empowered Committee decided as follows.

" The Committee discussed in detail and decided that the site width **and site extent for public purpose in Town and Country Planning Department approved layouts which were approved prior to Development Control Regulation came into force may be considered for public building approvals without violation on set backs as per DCR".**

The above decision of the Empowered Committee meeting should be followed in future.

The Circular comes into force with immediate effect.

The receipt of this Circular should be acknowledged by return of post.

(Sd)/-A.Karthik
Commissioner of Town and Country Planning

To:
All Regional Deputy Directors/
Member Secretaries /
Local Planning Authority &
New Town Development Authority's

Copy to:
Assistant Directors,
Planning Assistants &
Supervisors of Head quarters.

/Forwarded by Order/

Assistant Director of Town and Country Planning

Verified RedEstate ™