Office of Director of Town and Country Planning
807, Anna Salai, Chennai 600 002.
www.tn.gov.in/tcp
Email ID: dtcp@vsnl.net

Roc.No.3228/2016/BA1

Dated:16.02.2016

Circular

Sub: Office of the Director of Town and Country Planning Chennai-2 DCR Amendment DTCP for Special Building Stilt+4 floors maximum height of 17.25 m considered as "Special Building"

Ref: 1.G.O.Ms.No.121, Housing & Urban Development department dated 25.09.2015.
2.The minutes of the 31st E.C.Meeting held on 09.02.2016. Subject No.44 (General)

In the 31st E.C.Meeting held on 09.02.2016 in subject No.44 as in the reference cited, the Empowered Committee has decided as follows:

In G.O.Ms.No.121, Housing & Urban Development Department dated 25.09.2015. Government ordered that the height of Special Buildings can be upto a maximum of 17.25 m in CMDA area. Applying he same analogy to DTCP area, the Committee decided that if the building consists of G+3 floor (or) Stilt+4 floors (or) basement+Stilt+4 floors and if the height of the building is upto a maximum of 17.25 m. It would be considered as a "Special Building"

All sub-ordinate Officer area requested to follow the decision of E.C.Minutes.

Receipt of Circular is to be Acknowledged.

Sd/- R.Kirlosh Kumar,
Director of Town and Country Planning,

To
All Regional Deputy Directors
Member Secretary/
LPA's NTDAS.

Copy to
All Assistant Directors,
Research Officer / Research Assistant,
Planning Assistant &
Supervisors of Head Office

/Forwarded by Order/

Assistant Director of
Town and Country Planning

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ABSTRACT

Urban Development - Chennai Metropolitan Development Authority - Second Master Plan for Chennai Metropolitan Area, 2026 – Certain Variations to Development Regulations to the Second Master Plan -Orders - Issued.

Housing and Urban Development [UD I] Department

G.O.(Ms).No.121 **Dated: 25.09.2015**

மன்மத வருடம், புரட்டாசி திங்கள் 08,
திருவள்ளுவர் ஆண்டு 2046

Read

1. G.O.(Ms).No.190, Housing and Urban Development Department, dated 2.9.2008.
2. From the Member-Secretary, Chennai Metropolitan Development Authority, letter No.B1/3706/2015, dated 26.5.2015.

ORDER

In the Government Order first read above, the Government have approved the Second Master Plan for Chennai Metropolitan Area, 2026 and the Development Regulations for Chennai Metropolitan Area which form part of the said Second Master Plan.

2. In the letter second read above, the Member-Secretary, Chennai Metropolitan Development Authority has stated that the subject for variation of regulations of the Second Master Plan for Chennai Metropolitan Area was placed before the Authority meeting held on 18.3.2015, for discussion. The Authority in it's resolution A.R. No.19/2015, dated 18.3.2015 decided to remove the restriction of maximum size of dwelling units proposed. The Authority has also recommended that the habitable floors must have equal heights and resolved to accept the recommendation of permitting maximum height of 17 metre for all special buildings and Group Developments and to forward the necessary amendments to Government for approval along with the view of the Monitoring Committee.

3. Subsequently, the said subject was placed before the Monitoring Committee meeting held on 27.4.2015. The Monitoring Committee resolved to recommend to Government for suitable amendments to Development Regulation for increasing the height from 15.25 metres to 17.0 metres for Special Buildings/Group Developments in order to accommodate Air condition ducts for the provisions of centralized air condition system No additional Floor Space Index or any other benefit will be extended by increasing the height of the building.

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APPENDIX.

NOTIFICATION.

In exercise of the 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 variations to the Development Regulations of Second Master Plan for the Chennai Metropolitan Area, 2026 approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/386(e)/2008 of Part II-Section 2 of the Tamil Nadu Government Gazette Extraordinary, dated the 2nd September 2008.

VARIATIONS.

In the said Master Plan, in the Development Regulations for Chennai Metropolitan Area,-

(1) in regulation 2, -

(i) in sub-regulation (24), for the expression "15.25 metres", the expression "17 metres" shall be substituted;

(ii) for sub-regulation (28), the following shall be substituted, namely:-

"(28) Multi-storeyed Buildings" mean buildings exceeding 4 floors or 17.0 metres in height, provided all the habitable floors have equal heights except hospitals";

(2) in regulation 24, in sub-regulation (1), in item (a), in sub-item(ii), for the expression "15.25 metres", "30 metres", the expression "17.0 metres", "30.5 metres", shall, respectively, be substituted;

(3) in regulation 26,-

(i) in sub-regulation (3), in Table A, Table B and Table C, for the expression "15.25 m" wherever it occur, the expression "17.0 m" shall be substituted;

(ii) in sub-regulation (4) in the Table, for the expression "15.25 m", wherever it occur, the expression "17.0 m" shall be substituted.

(4) in regulation 27, in sub-regulation (3), in the Table against Sl.No. "C" in column (1) and against the entry "Maximum Height" in Column (2), for the expression "15.25 m", the expression "17.0 m", shall be substituted;

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The officials of Director of Fire and Rescue Services have also recommended for the increase of height from 15.25 metres to 17.0 metres for special buildings/Group Developments. The Authority in its Resolution No.19/2015 dated 18.3.2015 resolved as follows:-

"The Authority discussed the subject in detail and decided to remove the restriction of minimum size of dwelling units proposed. The Authority also recommended that the habitable floors must have equal heights and resolved to accept the recommendation of permitting maximum height of 17.0 metres for all special buildings and Group Developments and to forward necessary amendments to Government for approval along with the views of the Monitoring Committee."

4. The Government, after careful consideration of the proposal of Member-Secretary, Chennai Metropolitan Development Authority in para 3 above, accept the same and have decided to amend the DR No.2(24), 24 (1)(a)(ii), DR 26(3) (Table A) (Table B)(Table C), 26 (4) and 27(3), DR 2(28), and DR 24(2)(b), Annexure XI -(3)(B)(xiv), (xvii)(a) and (xvii)(b) of Second Master Plan for Chennai Metropolitan Area, 2026.

5. The Works Manager, Government Central Press, Chennai – 79 is directed to publish the Notification appended to this order in the next issue of the Tamil Nadu Government Gazette.

6. The Member-Secretary, Chennai Metropolitan Development Authority, is directed to pursue action accordingly.

(By Order of the Governor)

Dharmendra Pratap Yadav
Secretary to Government.

To
The Works Manager,
Government Central Press, Chennai –600 079.(w.e)
(For publication of the notification in the Tamil Nadu Government Gazette)
The Member-Secretary,
Chennai Metropolitan Development Authority, Chennai- 600 008. (w.e)
The Director of Town and Country Planning , Chennai-600 002. (w.e)

Copy to
The Municipal Administration and Water Supply Department, Chennai-600 009.(w.
The Rural Development & Panchayat Raj Department, Chennai-600 009.(w.e)
The Senior Private Secretary to Secretary to Government,
Housing and Urban Development Department, Chennai-600 009. (w.e)
The Law(Hg&UD-Sty) Department, Chennai-600 009.
The Senior Personal Assistant to Minister (Housing, Urban Development and Agriculture), Chennai-600 009.
SF/SC

//Forwarded / By Order//

Section Officer.

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