

**DEVELOPMENT CONTROL REGULATIONS FOR
ERODE/VEUORE/TIRUVEUORE/COIMBATORE/MADURAI/GUMMUDIPOONDI/KAN
CHEEPURAM/SALEM/CHENGALPATTU/TIRUPPUR/TIRUCHIRAPPALLI LOCAL
PLANNING AREA**

1. Short title.--

These Regulations May Be Called Development Control Regulations For Erode/Veuore/TiruveUore/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 at least 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.

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: --

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.	9 m.	9 m.		
3.	Minimum road width.	9 m.	9 m.	9 m.	9 m.
4.	Maximum height of building.	15 m. or G+3 floors or stilt + 4 floors.	15 m. or G+3 (or) Stilt + 4 floors.	15m. or G+3 (or) Stilt + 4 floors.	15 m. Provided that water tank, chimneys, bunkers, silos, etc. which are not intended to human habitation may be permitted subject to a ceiling of 30 m. 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 -3 m. Upto 18 m. -3 m. 18 m. to 24 m. -4.5 m. More than 24 m., NH	Min -3 m. Upto 18 m.-3 m. 18 m. to 24 m. -4.5 m. More than 24 m. & NH & SH-	Min -3 m. Upto 18 m.-3 m. 18 m. to 24 m.-4.5 m. More than 24 m. & NH & SH-	Min -3 m. Upto 18 m.-3 m. 18 m. to 24 m.-4.5 m. More than 24

		& SH-7 m.	7m.	7 m.	m. & NH & SH-7 m.
8.	Side set back.	3 m. or 1/4th, height whichever is higher.	3 m. or 1/4th, height whichever is higher.	3 m. or 1/4th, height whichever is higher.	3 m. or 1/4th, height whichever is higher.
9.	Rear set back.	3 m. or 1/4th, height whichever is higher.	3 m. or 1/4th, height whichever is higher.	3 m. or 1/4th, height whichever is higher.	3 m. 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.

(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.

¹(6) Solar Photo Voltaic system shall be mandatory and shall be provided as prescribed in Schedule IX.]

²(7) Special Regulations for Hospitals buildings shall be adhered to as given in Schedule-XIL]

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 at least 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 3,000 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 3,000 square metres of commercial building.	9.0 metres.

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

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 - 7 m.	
		(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.	G+3 or Stilt + 4 floors subject to a maximum of 15 m.
		3.5 m. on either side.	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.

(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, Kalyanamanda-pams, 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.

¹(9) Solar Photo Voltaic system shall be mandatory and shall be provided as prescribed in Schedule IX.]

(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-1.

(11) Internal vehicular access way including passage, if any, within the site shall be a clear width of 7.2 metre 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 allow ability 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 and 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, 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 10,000 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 at least 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.

(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 60 cm. x 120 cm.

²(26) Special Regulations for Hospitals buildings shall be adhered to as given in Schedule XII.]

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 1,500 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 metres/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 at least 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 1(a).	Category 1(b).	Category II.	Category III.	
A:	Minimum plot extent.	1200 sq. m.	1200 sq. 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.		
P.	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 maximum 24 m.	G+8 Stilt + 9 floors subject to a maximum 30 m.	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. ² [In case of Hospital buildings, the maximum permissible height is 30 metres.]
		Height of the building above ground level		Minimum required setback space from the property boundary.
G.	Minimum set back all around.	Above 15 m. up to 30 m.		7 m.
		Above 30 m.		For every increase in height of 6 m. 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. up to 30 m.		7 m.
		Above 30 m.		For every increase in height of 6 m. 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 2.5 m. x 2.5 m. 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 at least 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 the site extent is not less than 2,000 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: --

TABLE

Sl. No.	Building use or type.	Minimum width of corridor.
(i)	Residential buildings.	1.0 metres.
(ii)	Assembly buildings such as Auditoriums, Kalyanamanda-pams, 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.

(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

(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.-

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(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 the 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 60 cm. x 120 cm.

(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 10,000 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 Multi-storeyed Building development or in a location within a radius of 5 kilometres 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 at least 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 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.

¹(17) Solar Photo Voltaic system shall be mandatory and shall be provided as prescribed in Schedule IX.]

(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.

³(21) Special Regulation for Hospital buildings shall be adhered to as given in Schedule-XII]

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 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-divisionsAayouts/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.

7-A. Special Transfer of Development Rights.--

(i) ³In cases of slums on waterways, road margins or any other land belonging to the Government departments or agencies, as the slum dwellers do not own these lands, the regulation for Transfer of Development Rights is not applicable. Considering the safety and enhancement, the slum dwellers who live in such areas need to be resettled and rehabilitated. Further, in certain cases, some of the slum dwellers in other non-objectionable areas also need to be resettled and rehabilitated, as the lands are required for carrying out infra-structure projects or for any other public purpose. In these cases, Special Transfer of Development Rights (Special TDR) for 30 square metres of floor area per slum dwelling resettled can be awarded to those private developers who provide alternate accommodation to them, subject to guidelines given in the Schedule XL

(ii) The appropriate Planning Authority shall formulate necessary guidelines, prescribe necessary forms and decide on the principles including parameters to be followed for the purpose of implementing the said Special Transfer of Development Rights subject to the guidelines given in the Schedule XL]

8. Proximity to quarries and crushers.--

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

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

9. Layout and sub-divisions.--

(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.

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 1,000 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 1,000 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 the 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.
9 m.	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 conform to the alignment and width of roads as contained in the respective Development Plans.

(iv) No plot in a layout shall be sub-divided 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, 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 2,500 square metres.	Nil.
More than 2,500 square	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,

metres.	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.
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(ii) In cases where the extent of the residential layout exceeds 10,000 square metres (1 hectare), ten per cent 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 conform 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. The 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 subdivision and amalgamation of plots shall be carried out when no new roads are introduced and the sites of sub-division abut an existing public road:

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.