SECOND MASTER PLAN
FOR
CHENNAI METROPOLITAN AREA, 2026

Volume II

Development Regulations

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Chennai Metropolitan Development Authority

Thalamuthu - Natarajan Building,

No.1 Gandhi - Irwin Road, Egmore, Chennai - 600 008.

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Development Regulations for Chennai Metropolitan Area

1. Short title:

(1) These regulations may be called Development Regulations for Chennai Metropolitan Area.

(2) It extends to the whole of Chennai Metropolitan Area.

2. Definition

(1) **Access** means way to a plot or a building.

(2) **Accessory Use** means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

(3) **Act** means the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) as amended from time to time.

(4) **Alteration** means a change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment.

(5) **Assembly Building** means any building or part of a building, where 50 persons or more congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. These shall include theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, large gymnasiums, places of worship, dance halls, club rooms, passenger stations and terminals of air, surface and marine, public transportation services, stadia, etc.,

(6) **Authority** means the Chennai Metropolitan Development Authority constituted under the Act.

(7) **Balcony** – A cantilever projection, with a handrail or balustrade or a parapet, to serve as sitting out place.

(8) **Basement or Cellar** – The lower storey or storeys of a building below or partly below ground level with majority of its headroom below ground level.

(9) **Building** includes

- a house, out-house, stable, latrine, godown, shed, hut, wall (other than a boundary wall) and any other structure whether of masonry, bricks, mud, wood, metal or any other material whatsoever;
- a structure on wheels or simply resting on the ground without foundation;
- a ship, vessel, boat, tent, van and any other structure used for human habitation or used for keeping or storing any article or goods; and
- the garden, grounds, carriages and stables, if any, appurtenant to any building.

(10)**Building Line** means a line behind the street-alignment and to which the main wall of a building abutting on a street may lawfully extend

(11)**Security cabin** means a non-residential enclosure constructed of non-load bearing partition.

(12) **Canopy/ portico/porch**-means cantilever projection at lintel level or ground floor roof level over an entrance of a building.

(13) **Chimney** - An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat production appliance or equipment employing solid, liquid or gaseous fuel.

(14) **Competent Authority** means the Chennai Metropolitan Development Authority or a local authority concerned to whom the Chennai Metropolitan Development Authority has delegated the powers for issue of Planning Permission.

(15) **Corridor** means a common passage or circulation space within a building.

(16) **Continuous building** means buildings constructed without any side set back. Row type housing also falls in to this category.

(17) **Covered Area** – Ground area covered by the building above the plinth level and includes parts of the building projecting out in other storey (including basement floor levels).

(18) **Development** means the carrying out of all or any of the works contemplated in a regional plan, master plan, detailed development plan or a new town development prepared under Town and Country Planning Act 1971, [as defined in clause 13 of section 2 of the Tamilnadu Town and Country Planning Act 1971 including subdivision, layout, reconstitution or amalgamation of land] and shall include the carrying out of building, engineering, mining or other operations in, or over or under land, or the making of any material change in the use of any building or land:

Provided that for the purpose of the Town and Country Planning Act 1971, the following operations or uses of land shall not be deemed to involve development of the land that is to say,

i.the carrying out of any temporary works for the maintenance, improvement or other alteration of any building, being works which do not materially affect the external appearance of the building;

ii. the carrying out by a local authority of any temporary works required for the maintenance or improvement of a road, or works carried out on land within the boundaries of the road;

iii. the carrying out by a local authority or statutory undertaker of any temporary works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose;

iv.the use of any building or other land within the cartilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such; and

v.the use of any land for the purpose of agriculture, gardening or forestry (including afforestation) and the use for any purpose specified in this clause of this provision of any building occupied together with the land so used.

(19) **Drain** – A conduit or channel for the carriage of storm water, sewage, wastewater or other water borne wastes.

[20] **Dwelling Unit** – An independent housing unit with separates facilities for living, cooking and sanitary requirements, and may be a part of a building.

(21) **Floor Space Index (FSI)** means the quotient obtained by dividing the total covered area (plinth) on all floors excepting the areas specifically exempted under these regulations (given in Annexure XVIII) by the plot area which includes part of the site used as exclusive passage.

$$FSI = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

(22) **Farm House** - means a building constructed as an incidental use to an agriculture or horticulture farm. Any building constructed not associated with farm activities shall not be construed as a “farm house” for the purposes of these Regulations.

(23) **Group Development means** accommodation for residential or Commercial or combination of such activities housed 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 blocks shall be construed as a single block.

(24) **Height of the Building** means the height measured generally from the formed ground level abutting the road / passage [excluding ramp if any within the plot] provided that stair-case head rooms, lift rooms, elevated tanks and also WC (with floor area not exceeding 10sq.m.) above topmost floor, and also architectural features, and parapet walls of height up to 1 meter shall not be included in calculating the height of building. In cases where earth filling is made/proposed within the site above the average level of the abutting street/road, then the height of building shall be reckoned from the filled up ground level around the building provided such filling does not exceed 1 meter above the average level of the abutting street/road. If the height measured from the top of such filling is 15.25 metres, such building shall not be construed as a Multi-storeyed building.

(25) **Layout means** division of land into plots exceeding eight in number**.**

(26) **Local Authority** or **Local Body** means a Municipal Corporation of Chennai, Municipality, Town Panchayat, Panchayat Union or Village Panchayat within the Chennai Metropolitan Area.

(27) **Mezzanine floor** is an intermediate floor between two floors above ground level subject to the following:-

a) the area of mezzanine is restricted to 1/3rd area of that floor;

b) the height of the mezzanine floor shall be minimum 2.2 metres for non-habitable purposes and 2.5 metres for habitable purposes; and

c) the head room height of the remaining part of the said floor shall be the total of the height of the mezzanine floor and the space below the mezzanine floor.'

(28) **Multi-storeyed Buildings** means buildings exceeding 4 floors and or 15.25 meters in height. [However in cases of hospitals, buildings not exceeding 4 floors and or 17metres in height will be construed as non multi-storeyed buildings.]

(29) **Ordinary building** means a residential or commercial building, which does not fall within the definition of special building, group development or multi-storeyed building;

(30) **Parking space** means an area covered or open, sufficient in size to park vehicles together with a driveway connecting the parking lot with road or street and permitting ingress or egress of the vehicles.

(31) **Passage** means circulation space on land leading from a street/road to the plot/site.

(32) **Plinth Area** - The built up covered area measured at the floor level of the basement or of any storey

(33) **Plot/site Area** - means the area of contiguous parcel of land enclosed by definite boundaries over which the applicant has legal right for development. If the extent of plot differs as per site conditions, PLR extract/patta and registered ownership document, then for application of FSI and plot coverage regulations, lowest of the same (excluding any encroachment) will be counted. For application of setback regulation the inner boundary arrived excluding any encroachment or the part of the land for which the applicant/developer do not have the right over it will be the basis.

(34) **Plot coverage-** means the extent to which the plot is covered with a building or structure (12-noon shadow)and this is expressed as percentage of the ratio of the
built up area to the plot area (including part of the site used as exclusive passage). Floor area exempted from the computation of plot coverage is given in Annexure XVIII.

(35) **Road/Street 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.

(36) **Row Housing / Row type Building** (Continuous Building) – meansa row of houses / buildings with only front, rear and interior open spaces where applicable.

(37) **Set back-** means open space across front or sides or rear of a plot between the building and street alignment or boundary of the plot as the case may be.

(38) **Site / plot-** means contiguous parcel of land enclosed by definite boundaries.

(39) **Section** means a section of the Act.

(40) **Special Building means**

a)a residential or commercial buildings with more than 2 floors; or

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

c)a commercial building exceeding es:

Provided that any construction in the second floor as an addition to an individual existing ground and first floor building which is three years old shall not be construed as a “Special Building”

(41) **Stilt floor** means a part or whole of floor at ground level or the height above the ground level described in these regulations where the building is on stilts.

If the stilt-parking floor is to the standards exemptable for FSI it will not be counted as a floor for the purpose of defining special building or multistoreyed building

forming part of the street from the adjoining land.

(43) **Sub-division** means division of land into plots not exceeding eight in number

(44) **Verandah** - A covered area with at least one side open to the outside with the exception of 1 m high parapet to be provided on the open side.

(45) **Other terms** used in these rules unless the context otherwise requires shall have the meaning as defined in section 2 of the Act.

3. Written Permission for development

(1) No person shall carry out any development as defined in Clause (13) of Section-2 of the Tamil Nadu Town and Country Planning Act – 1971 (Tamil Nadu Act – 35 of 1972) including subdivision / layout or reconstitution or amalgamation of land without the written permission of the Authority or such other Executive Authority of Local Body or Agency or Person to whom this power has been delegated by the Authority.

(2) Any site approval or Planning Permission for any development under these regulations shall not absolve the applicant of his responsibilities to get clearance or permission under other Acts and Rules.

(3) For the uses specified in Items (a) to (e) of Clause (13) of Section-2 of the Act, the Planning Permission does not arise, as they do not constitute "Development" as defined in the Act.

4. Manner of obtaining permission

(1) For the purpose of obtaining Permission, the applicant who should be the owner of the land or leaseholder or power of attorney holder who has right over the land to develop shall submit an application in the prescribed form to the Member-Secretary of the Authority or to such other authority or person as designated by the Authority,

(a) Form-A

An application in Form-'A' accompanied by evidence of ownership, plans, specifications, etc., mentioned therein in case of subdivision / layout or reconstitution or amalgamation of land for building purposes.

(b) Form -B

An application in Form-'B' accompanied by evidence of ownership, detailed plans, specifications, site plan, and topo plan showing existing developments to a radius of 100 metres drawn to a scale of 1:500 and such other details as may be prescribed from time to time, in the case of development of land and buildings, change of land and building use and in the case of site approval.

To know whether the particular type of development contemplated is permissible or not, it would be sufficient for him to provide the minimum required information as indicated in the form and resubmit the application to the Authority directly. A fee as may be prescribed by the Authority shall be remitted to the Authority along with such application. The information furnished in reply to such enquiry will not constitute a Planning Permit.

(c) Form-C

An undertaking in Form 'C' in the case of developments such as Special Buildings, Group Developments, Multi-storeyed Buildings and other developments as may be decided by the Authority, obtained from the Owner, Builder, Promoter and Power of Attorney holder that they are jointly and severally responsible to carry out Developments in accordance with permission granted and for payment of Development charges, Security deposit amount and all other charges as applicable and levied by Chennai Metropolitan Development Authority and also liable for penal actions for developments made in contravention of these regulations and the conditions prescribed in the Planning Permit.

(d) The designs and plans of building shall be prepared and signed by Architect/Engineer/Licensed Surveyor and other professionals as prescribed by the local body concerned in their Act/Building Rules.

(2) If the Plan and information furnished by the applicant under sub-regulation-1 above do not provide all the particulars necessary to process the application satisfactorily, the Authority or the person to whom the power has been delegated by the Authority may within 30 days from the date of receipt of Plans/Applications require the production of such further particulars and details as it deems necessary.

If the plan and the information furnished by the Applicant are found to satisfy the requirements of these regulations, and the matters stated in Section 49(2) of the Act,

(a) The written permission shall be issued by the Authority or person designated for the purpose by the Authority.

(b) While granting permission the Chennai Metropolitan Development Authority or other authority or person to whom the Authority had delegated the powers may impose such restrictions and conditions, which may be necessary under these regulations.

(3) When the permission is refused, the reasons for refusal shall be recorded and furnished to the applicant as provided in Section 49(3) of the Act.

(4) **Scrutiny fees**

(a) Scrutiny Fee means a fee for scrutinizing the applications, collected from the applicant along with the plan or revised plan or modified plan submitted by the applicant.

(b) While accepting Planning Permission applications for developments exceeding 300sq.min floor area and also requests for Reclassifications, the Chennai Metropolitan Development Authority or other authority or person to whom the Authority had delegated its power shall collect a Scrutiny Fee at the rates given below:

(i)	(a) Plans submitted along with PP applications per sq.m. of floor area of the building	Rs.1.50
	(b) Ist revised plan per sq.m. of floor area of the building	Rs.0.75
	(c) 2nd revised plan per sq.m. of floor area of the building	Rs.0.40
	(d) 3rd revised plan per sq.m. of floor area of the building	Rs.0.20
	(e) Subsequent revised plans	Nil
(ii)	Layouts/subdivisions, reconstitutions per sq.m. of land area	Rs. 0.075
(iii)	Re-classifications (lump sum)	Rs.1500

However, Charitable Institutions/Organisations serving the poor, orphanages, Institutions for mentally retarded children which are run for the welfare of the Society, while submitting the revised plan are exempted from the levy of Scrutiny Fee, wherever constructions proposed by them are for charitable activities and not for commercial exploitations (Scrutiny Fees are leviable for the Plans submitted by these institutions for the first time along with PP applications).

(c) Other amount payable by the applicant in cases of PP applications for sub-divisions/layouts and request for reclassifications are,

(i)	Sub-divisions/layouts preparation charges per sq.m.	Rs.0.25
(ii)	Cost of publication of reclassification in Newspapers and Govt. gazette. (if the actual cost exceeds the said amount, the excess amount is also payable by the applicant)	Rs.7500

(5) **Completion Certificate**

(a) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest shall not put the building to use without obtaining Completion Certificate from CMDA for 'Special buildings', 'Group Developments', 'Multi-storeyed Buildings' and Institutional buildings (exceeding 300M^2 in floor area) and such other developments as may be notified by the Chennai Metropolitan Development Authority from time to time.

(b)The Applicant/Owner/Builder/Promoter/Power of Attorney holder and any other person who is acquiring interest shall submit application in complete
shape for issue of Completion Certificate before probable date of completion, and CMDA/Local Body concerned, which had issued PP, shall dispose off such application.

5. Development to be in conformity with these regulations

(1) No developments shall be in contravention of these Regulations.

(2) No land, premises or building shall be developed, constructed, altered, reconstructed, subdivided, amalgamated, reconstituted, laid-out, changed or put to use which is not in conformity with the provisions of these regulations.

(3) In the case of an area comprised in a Detailed Development Plan approved under the Act, the Developments therein shall be in conformity with that Detailed Development Plan.

Provided that where for a road, street alignment is not prescribed in Detailed Development Plan, but it is prescribed in the Master Plan, then street alignment in Master Plan shall apply.

Provided further that in cases where an area is declared as Continuous Building Area either in Master Plan or in Detailed Development Plan, the area shall be taken as Continuous Building Area and developments therein shall be regulated accordingly; however, Continuous Building Area parameters shall not apply to plots in approved layout areas unless specifically earmarked for continuous building developments.

(4) All detailed Town Planning Schemes sanctioned under the Town Planning Act 1920 (Tamil Nadu Act-7 of 1920) shall stand superceded by the Master Plan/Detailed Development Plan approved for that area. All developments therein shall be regulated with reference to the Land Use classification indicated in the Master Plan/Detailed Development Plan for that area and development regulations.

(5) Developments in respect of Detailed Development Plans approved/consented to by the Government shall be regulated with reference to the equivalent land use classification indicated below and development regulations.

Sl.No	Use Classification in Detailed Development Plan	Use classification in these Regulations
1	Primary Residential	Primary Residential
2	Mixed Residential	Mixed Residential
3	Commercial	Commercial
4	Light Industrial	Industrial
5	General industrial	Industrial
6	Special and Hazardous Industrial	Special and Hazardous Industrial
7	Institutional	Institutional
8	Open Space & Recreational	Open Space & Recreational
9	Non-Urban	Non-Urban
10	Agricultural	Agricultural
11	-Nil-	Urbanisable

6. Designation of use in Master Plan or Detailed Development Plan

(1) Where use of a site or premises is specifically designated (not broad land use zoning) in the Detailed Development Plan/Master Plan, it shall be used only for the specific purpose so designated, unless the land use of the site is varied as provided in the Act.

(2) Where the use of the site or premises is not specifically designated in the Detailed Development Plan/Master Plan, it shall be used for the uses/activities permissible in the land use zone in which the site or premises falls as per the Detailed Development Plan / Master Plan.

Provided that and subject to the provisions of the Madras city Municipal Corporation Act 1919, (Tamil Nadu Act IV of 1919), Tamil Nadu District Municipalities Act 1920 (Tamil Nadu Act V of 1920), and Tamil Nadu Panchayat Act 1994, any lawful use of the premises existing prior to 05.08.1975 (i.e. date of coming into force of first Master Plan for Chennai Metropolitan Area) may continue.

Provided further that a non-conforming use (i.e. an use which under these regulations becomes not permissible at the site) shall not be extended or enlarged.

Explanation:

Improvements to building or machinery intended to make the operations more economical, cleaner, less noisier and to provide amenities to workers which do not add to the manufacturing capacity as may be specially approved by the Authority shall not be deemed to be extension or enlargement.

Provided also that it will be open to the Authority to order at any time the discontinuance or continuance subject to such restrictions and conditions as may be imposed by on an existing use, which is non-conforming.

(3) Where for an area both Master Plan and Detailed Development Plan were / are sanctioned, the designated use shall be as shown in the latest developmen

(4) Where for an area, a Detailed Development Plan has been prepared and the consent of the Government has been given under Section-26 of the Act, the provisions of that Detailed Development Plan shall apply.

(5) Where for an area, a detailed lay-out plan for land development has been prepared and approved by the Authority or such other Executive Authority of Local Body or Agency or person to whom/which the power has been delegated by the Authority, the land use shown on such Lay-out Plan shall be applicable and the developments in the area shall be regulated according to these regulations.

Provided that if the layout plan was approved prior 5.8.1975 the higher order land use zoning of Master Plan/Detailed Development Plan shall be applicable for the plot.

Provided further that if land use is varied under section 32 sub-section (4)of the Act, subsequent to layout approval then the reclassified land use is applicable for the plot in the approved layout.

In all other cases of development, the provisions of these regulations shall apply.

(6) Areas classified as 'Settlements' (village Nathams) by Revenue Department are deemed to have been zoned as Mixed Residential use zone.

Provided any land in that natham area has been zoned for a higher order zone in the Master Plan/DDP, then the zoning shown in the Master Plan/DDP shall be applicable.

The ascending order of Zoning is Primary Residential, Mixed Residential, Commercial and Industrial for the purpose of this regulation.

(7) In areas designated for Primary Residential Use in Master Plan/Detailed Development Plan, (to be read with the sub regulation (5) above), sites abutting and gaining access from roads of width 12 m. and above, but less than 18 m. are deemed to have been zoned for mixed residential use zone.

(8) In areas designated for Primary Residential and / or Mixed Residential Use zone in the Master Plan/Detailed Development Plan. (to be read with the sub regulation 5 above), sites abutting and gaining access from roads of width 18 m. and above are deemed to have been zoned for Commercial use zone.

(9) All areas set apart for Housing of Economically Weaker Section in the sanctioned Schemes by Tamil Nadu Housing Board and areas declared as Slums by Tamil Nadu Slum Clearance Board, slums improved by Tamil Nadu Slum Clearance Board under Slum Improvement Scheme projects and also the EWS plots in the approved layouts are deemed to have been declared as 'EWS' areas.

(10) When a site falls in different land use zones, then developments in that site shall be made with reference to its conformity in each of the land use zones the site comprises.

(11) Where more than one activity is existing or proposed in a building / a site, the space regulations that govern the development shall be based on the dominant activity in that building / site decided on the basis of the percentage of floor area used;

Provided that for buildings of public assembly the set back shall not be less than 6.0m in that part of the building.

(12) Where more than one type of development (such as Multi Storeyed Building, Group Development etc.) is existing or proposed in a site,

(a) the set back shall be regulated with reference to the individual type of development,

(b) the site extent, height of building, abutting road width shall be regulated with reference to the highest order of development existing or proposed, and

(c)the Floor Space Index, coverage etc. shall be regulated with reference to the dominant type of development (on the basis of floor area) within the site.

7. Requirement for site approval

(1) No development shall be made in a site unless the Authority approves the site for the development.

(2) No piece of land shall be used as a site for the construction of a building for any development if the Authority considers that:

(a) If the site is near a water body or a water course and the proposed development is likely to contaminate the said water body or water course (or)

(b) If the site is likely to be inundated and satisfactory arrangement for proper drainage is not possible

(c) If the site is a filled up tank or low lying or of made up of soil by depositing rubbish or offensive matters and the proposal is likely to be affected by dampness owing to the sub-soil water, unless ameliorative measures to the satisfaction of the Authority are provided (or)

forming part of a Lay-out sanctioned under the provisions of the relevant Local Body Act, conforming to the minimum width prescribed for various uses in these regulations.

(e) No site in Municipal and Panchayat areas which is within a distance of 30 metres from a place declared and used as a burning or burial place/ground shall be used for layout or sub division for human habitation (residential) shall
be built including addition / alteration / reconstructions with in 30 metres of such declared burning or burial place/ground unless such burial/burning place/ground was closed and remained closed for a period not less than 5 years certified by the local body concerned.

(3) Minimum extent plot frontage and site dimensions under these regulations shall not apply to the sites put to use and existed as such prior to 5.8.1975 evidenced by Registered Documents provided that the then existing activity continue in cases of other than residential activities. Further the said parameters shall not apply to the vacant plot/site for residential use subdivided and registered prior to the said cut off date.

(4) Reconstitution Deed:

If a development is proposed in more than one plot / site proposing amalgamation or reconstitution of the individual sites to one site, then

(a) Reconstitution Deed in the format and manner prescribed by the Authority shall be furnished by the applicant, and

(b) The proposed building shall fall on the dividing line of the plot / site, such that the individual plot / site is not recognizable as a separate entity after execution of the proposed development there on.

Provided that the sub-regulation (b) above shall not apply to amalgamation of a plot / site to serve as access / passage;

Provided further that the above sub-regulations (a) and (b) shall not apply to sub-division and layout applications where building proposals are not involved.

8. Proposed width of roads

Proposed right of way for all major roads together with set-back lines for them shall be in accordance with details specified in Annexure IV (refer Map No. MP-II/CMDA.6/2008 and Map No. MP-II/CMDA.7/2008).

(1) Notwithstanding anything contained in the Master Plan / Detailed Development Plan or in these Regulations, with the prior approval of the Authority, the Executive Authorities of the local bodies (viz. the Corporation or Municipalities concerned) may under their Act provisions, prescribe street alignments with proposed road width higher than those given in the Master Plan / Detailed Development Plan or in these regulations.

9. 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 Transferable Development Rights (TDR) excepting in the case of existing or retention users, or any compulsory reservation of space for public purpose or recreational use or EWS/social housing etc. in the cases of subdivisions/ layouts/ special buildings/ group developments/ multi-storeyed buildings or such other developments prescribed in these Development Regulations.

[2] Transferable Development Rights (TDR) shall apply to cases, where a private land is required for-

(i) any road widening/new road formation as proposed in the Master Plan or DDP,

(ii) any traffic and transport infrastructure development such as bus stops/stands, metro rail, MRTS etc.

(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 given in Annexure XXI.

∗ [4] The Chennai Metropolitan Development Authority may formulate necessary guidelines and decide on the principles including parameters to be followed for the purpose of implementing the transfer of Development Rights (TDR) subject to the regulations given in Annexure XXI.

Provided that in cases of slum (including pavement dwellers) rehabilitation schemes on private lands executed by a private developer/society/NGO, the award of TDR for FSI may be considered subject to such guidelines and conditions as may be decided by the Government.

‡ **9-A. Special Transferable Development Rights :-**

I. In 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 Transferable 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 infrastructure 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 accommodations to them, subject to the Regulations given in the Annexure-XXVII.

II. The Chennai Metropolitan Development Authority may 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 Regulations given in the Annexure XXVII. ‡

10. Proximity to quarries and crushers

(a) No subdivision or layout shall be laid out or building for Residential, Commercial, Industrial or Institutional or any structure for occupation shall be constructed within 500m 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).

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

(c) No crusher is permissible within a distance of 500m. from an existing residential area.

11. Structures in set backspaces

(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-multistoreyed 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	0.60m
(ii)	Non continuous wardrobes or built- in cub boards above ground floor	0.60m

∗Approved in G.O. Ms. No.141, H&UD dept, dated 06.08.2009 and published in TNGG on 26.08.2009 ‡Approved in G.O. Ms. No.161, H&UD dept, dated 15.07.2010 and published in TNGG on 18.08.2010

(iii)	open non-continuous balconies (above ground floor)	1.20m
(iv)	open service verandah to kitchen (above ground floor)	1.20m
(v)	Architectural projections above ground floor	1.00m
(vi)	Staircase open landing projections (not affecting driveway)	1.00m

(vii) Cantilevered portico so long as it does not fall within 1.5m from the street alignment or boundary of the site which ever is closer.

The items (iii) to (vi) above shall be permitted in the setback spaces provided a minimum clearance of 0.5m for an ordinary building and 1.50m for a special building / group development and for any other non- MSB 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 sq.m. each and height not exceeding 1.8m, without affecting parking and driveway requirements.

(b) In case of ordinary buildings,

Open single flight or spiral staircase or open double flight staircase so long as such structure do not fall within 0.50 m from the side boundary or 1 m. 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 doesn't occupy more than one third of the plot width, 6m from rear boundary and 4 metres in height from ground level.

(c) A compound wall of height not exceeding 2.0m

(d) Watchman booth not exceeding 2.5m.x2.5m. in size at each gate and height not exceeding 3 m.

(e) Gate pillars without or with arches with a min. headroom clearance of 5.50m atleast to a width of 3.5m.

(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 meter from the abutting walls and the open Transformer without affecting parking and drive way, subject to the safety measures stipulated by TNEB.

Explanation:

(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.

12. Boundaries of land use zones:

(1) The differentland use zones are located and bounded as shown in the land use plans.

(2) Variations:For updated information on variations of Land Use made under section 32(4) of the Act and published subsequent to approval of the Master Plan/Detailed Development Plan, the Counseling Counter in the Office of CMDA may be contacted.

13. Repeal and Savings

Anything done or any action taken including action against unauthorized/deviated constructions, with reference to the D.C.R. under First Master Plan shall be deemed to have been done or taken with reference to the corresponding provisions of these Development Regulations under this Second Master Plan and continue in force accordingly, unless and until superseded by any thing done or any action taken with reference to this Second Master Plan Development Regulations.

Provided further that the action against unauthorized/deviated developments with reference to first Master Plan D.C.R, taken by the Authority or person to whom the Authority had delegated powers, immediately before commencement of these regulations under Second Master Plan, may be continued irrespective of whether the unauthorized/deviated development is in conformity with the Second Master Plan DR. or not, as if this Second Master Plan Development Regulations have not come into force, till the unapproved/deviated development is demolished or got regularised on its merits with reference to these Development Regulations.

14. Primary Residential use zone

(1) In this zone buildings or premises shall be permitted only for the following purposes and accessory uses. Permissible non-residential activity shall be limited to one in a sub-division.

A. Normally Permissible Category.

i) Any residence including dwelling, detached, semi-detached, tenements or flats and service apartments.

ii) Professional consulting offices and incidental uses thereto occupying a floor area not exceeding 40 sq.m.

iii) Schools of Commerce including Tutorial Institutions not exceeding 100 sq.m. in floor area.

iv) Petty shops dealing with daily essentials like retail sale of provisions, soft drinks, cigarettes, news papers, etc., tea stalls, bakery, confectionary, retail shops, mutton stalls, milk kiosk, cycle repair shops, tailoring shops, internet/compu pying a floor area not exceeding 40 sq.m.

v) Nursery schools, Primary Schools, Libraries and reading rooms.

vi)Parks, play grounds, farms, gardens, nurseries, including incidental buildings thereon.

vii) Cottage industries listed in G.O.Ps.Nos.565 and 566 dated 12.3.1962 as amended and indicated in Annexure V, with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.

viii) Garment industries, craft centers and assembly of electronic parts for manufacture of radios, transistors, television sets, computer chips and such other electronic industries with installations not exceeding 5 HP and the number of employees not exceeding 25 numbers.

ix) Installation of Motor for pumping water, Air conditioning, Lifts, Solar Heaters, Dish Antennas, etc.

x) Storage of domestic cooking gas cylinders subject to the conditions prescribed in G.O.M.sNo.329 dated 24.2.1977 viz. the applicant should obtain necessary clearance from the Director of Fire and Rescue Services and from the Dept. of Explosives of the Govt. of India.

B. Permissible with the special sanction of the CMDA:

i) Hostels, and dormitories not exceeding 300 sq.m. in floor area.

ii) Working women hostels, old age homes

iii) Religious buildings, Welfare Institutions and Assembly Halls occupying floor area not exceeding 300 sq.m.

iv)Govt./Semi Govt. Offices, Banks, Pay Offices, Post Office, Offices of Electricity Board, Chennai City Corporation, Tamil Nadu Cooperative Milk Producers Federation Limited, etc. occupying a floor area not exceeding 300 sq.m.

v)Public Utility Buildings like sewage pumping stations, water works, Fire stations, Telephone exchanges.

vi) Swimming Pool attached to residential activity in a plot.

vii) Daily or weekly markets serving local needs.

viii) Transport depots, Bus Terminus and Railway Stations.

ix) Burning, Burial grounds, crematoria and cemeteries.

x) High schools and Higher Secondary Schools

xi) Restaurants not exceeding 300 sq.m. in floor area provided the width of the abutting road is minimum 10 metres

xii) Clinics, Nursing Homes, Dispensaries and other Health facilities not exceeding 300 sq.m. in floor area provided the width of the abutting road is minimum 10 metres

xiii) Departmental stores with a floor area not exceeding 100 Sq.m provided the width of the abutting road is minimum 10 metres

xiv) Fuel filling stations and service stations with installations not exceeding 5 HP provided the width of the abutting road is minimum 10 metres

xv) Air-conditioned Cinema Theatres abutting min. 12 m wide road.

(2) All uses/activities not specifically mentioned under sub-regulations (1) above shall be prohibited in this zone.

15. Mixed Residential use zone

(1) In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

A. Normally permissible uses:

i) All activities permissible in Primary Residential use zone.

ii)Banks and Safe Deposit Vaults, Business Office and other Commercial or Financial Institutions occupying floor area not exceeding 500 sq.m

iii)Hotels, Restaurants occupying a floor area not exceeding 500 sq.m.

iv)Hostels, Dormitories, Boarding and Lodging houses and Welfare Institutions occupying a floor area not exceeding 500 sq.m.

v) Clinics, Hospitals, Dispensaries, Nursing Homes and other Health facilities occupying a floor area not exceeding 500 sq.m.

vi)Establishments and shops retailing in vegetables, fruits, flowers, fish, meat and such other daily necessities of the residents, including departmental stores occupying floor area not exceeding 500 sq.m. or organized markets.

vii)Bakeries, Confectionaries, Laundries, tailoring, Goldsmith shops, hairdressing saloons occupying floor area not exceeding 500 sq.m.

viii)Fuel filling stations, and automobile service stations with installation not exceeding 30 HP.

ix)Industries listed by the Tamil Nadu Pollution Control Board as 'Green' Industries listed in Annexure-VI and subject to maximum installation of 30 HP.

x)Taxi stands and car parking including multilevel parking

xi)Automobile workshop with floor area not exceeding 300 sq.m and electrical installations not exceeding 15 H.P.

B Permissible with special sanction of the CMDA:

i) All uses permissible under sub rule A (i) to (vii) above without restriction of floor area.

ii) Religious buildings and welfare institutions occupying a floor area not exceeding 500 sq.m.

iii) Preview theatres and dubbing theatres.

iv) Colleges, higher educational, technical and research institutions.

v) Foreign Missions, Embassies and Consulates.

vi) Assembly Halls, Kalyana Mandapams and Cinema theatres, Multiplex complexes along roads of width min. 12m.

(2) All uses/activities not specifically mentioned under sub-regulations (1) shall be prohibited.

16. Commercialuse zone

(1) In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:

A Normally permissible uses:

i) All activities that is permissible in Primary Residential and Mixed Residential Zones without restriction of floor area (except industries)

ii) All commercial and business uses including all shops, stores, markets, shopping centers and uses connected with the display and retail sale of merchandise but excluding explosives, obnoxious products and other materials likely to cause health hazards and danger to lives.

iii) Fuel filling stations, automobile service stations and workshops with installation not exceeding 50 HP.

iv) Industries listed out by the Tamil Nadu Pollution Control Board as "Green" Industries listed in Annexure VI and as "Orange Industries" listed in Annexure VII subject to a maximum installation of 50 HP.

v) Research, Experimental and Testing laboratories not involving danger of fire, explosives or health hazards.

vi) Warehouses and other uses connected with storage of wholesale trade in commodities not notified under the Specified Commodity Act, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.

vii) Buildings for development of software and its associated computer technology applications, IT Parks.

viii) Bio-informatics centres

B Permissible with special sanction of the CMDA:

i) Broadcasting, telecasting and telecommunication stations.

ii) Private helipads subject to clearance by Civil Aviation department, Directorate of Fire and Rescue Services and police department.

iii) Manufacture of computer hardware

(2) All uses/activities not specifically mentioned under sub-regulations (1) shall be prohibited.

17. Industrial use zone

(1) In this zone, buildings or premises shall be permitted only for the following purposes and accessory uses:

A Normally permissible uses:

i) In approved layouts residential, commercial, institutional and other activities as designated therein.

ii) All industries with machinery using electrical power not exceeding 200 H.P or with employees not exceeding 100 in number but excluding industries of obnoxious and hazardous nature by reasons of odour, effluent, dust, smoke, gas, vibration or other wise likely to cause danger or nuisance to public health or amenity.

iii) Residential buildings for security and other essential staff required to be maintained in the premises.

B Permissible with the special sanction of the CMDA:

i) All use permissible in Residential, Mixed residential, commercial use zones

ii) Storage of petroleum timber and explosives and inflammable and dangerous materials

iii) All industries (without restrictions of H.P or floor area or number of workers) not producing noxious and dangerous effluents or where sufficient precautions to the satisfaction of the Pollution Control Board have been taken to eliminate noxious or dangerous effluents.

iv) Container terminals (at sites abutting or gaining access from minimum 18 metre wide public road)

(2) All uses not specifically mentioned under sub-regulations (1) shall be prohibited in this zone.

18. Special and Hazardous Industrial use zone

(1) In this zone buildings or premises shall be permitted only for the following uses and accessory uses:

A Normally permissible uses:

i) All Industrial activities permissible in Industrial zone

ii) All special and hazardous industries (classified as 'Red' by the Tamil Nadu Pollution Control Board) without restriction of Horse Power that are likely to be dangerous to human life or health or amenity, but sufficient precaution to the
satisfaction of the TNPC Board have been taken to eliminate noxious or dangerous effluents and to alleviate danger to human life or health or amenity (Annexure-VIII).

iii) Uses involving storage, handling and other uses, incidental to such industries.

iv) Residential, commercial, Institutional and recreational uses incidental to the uses listed above.

B Permissible with special sanction of the CMDA:

Uses permissible in Industrial use zone as may be decided by the Authority.

(2) All uses not specifically mentioned under sub-regulations (1) above shall be prohibited.

19. Institutional use zone

(1) In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

A. Normally permissible uses:

i) Educational institutions including colleges and institutions of higher education, research, technical and training in nature.

ii) Govt. and quasi Govt. offices and institutions

iii) Professional and business offices

iv) Art galleries, Archives, Museums, Public Libraries, Social and Cultural Institutions and Religious buildings.

v) Hospitals, Sanatoria, and other medical and public health institutions.

vi) Parks, Play fields, Swimming pools and other public and Semi public open spaces.

vii) Broadcasting, telecasting, installations and Weather stations.

viii) Public utilities, municipal and community facilities.

ix) Nursery, Primary and Secondary Schools.

x) Social and Cultural Institutions including Sabhas.

xi) Residential and commercial spaces incidental to the activities permissible in this use zone.

B. Permissible with special sanction of the CMDA:

i) Transport terminals, bus and railway stations, Airport, Harbour, and parking lots including multilevel parking lots

ii) Cinema theatres and others entertainment centres and Kalyana mandapams.

iii) Clubs, community halls, Assembly halls, Auditoriums and Theatres iv) Sports stadium, Recreation Complexes, Exhibition, Fares.

v) Burial Ground, Burning Ground, Cemeteries, crematoria

vi) Buildings for development of software and its associated computer technology applications I.T.Parks

vii) Manufacture of computer hardware

viii) Bio- informatics centres.

ix) Container terminals at sites abutting and gaining access from public roads of width minimum 18 metres

x) Foreign mission, Embassies, Consulates

(2) All uses not specifically mentioned under sub regulations (1) shall be prohibited.

20. Open Space and Recreational use zone

(1) In this zone buildings or premises shall be permitted for the following purposes and accessory uses:

A Normally Permissible uses:

i) All public and semi public recreational uses and open spaces, parks and play grounds, zoological and botanical gardens, nurseries, waterfront developments, museums and memorials.

ii) Installations that may be necessary for the uses mentioned above.

B Permissible with special sanction of the CMDA:

i) Theme parks and amusement parks

ii) Open Air Theatre, Exhibitions, Circuses, Fairs and Festival grounds, public utilities.

iii) Burial and burning grounds or crematoria.

iv) Incidental residential uses for essential staff required to be maintained in the premises.

v) Incidental commercial uses

vi) Hotels and restaurants not exceeding 300 sq.m.

vii) Beach cottages each not exceeding 100 sq.m. in floor area and 7.5 m in height. viii) Sports stadia and recreational complexes.

(2) All uses not specifically mentioned in sub regulations (1) shall be prohibited.

21. Urbanisable use zone

(1) In this use zone, buildings or premises shall be permitted for the following purposes and accessory uses.

A Normally permissible uses:

All uses permissible in primary and mixed residential use zones

B Permissible with the special sanction of the CMDA:

(i)All uses permissible in commercial and institutional use zones

(ii) All industries with installations not exceeding 200 H.P and permissible in industrial use zone

(2) All uses not specifically mentioned in sub regulations (1) shall be prohibited.

22. Non-Urban use zone

(1) In the Non-Urban use zone, buildings or premises shall be permitted for the following purposes and accessory uses:

A Normally permissible uses:

i) All Agriculture uses

ii) Burning, Burial grounds, crematoria and cemeteries iii) Salt pans and salt manufacturing.

iv) Brick, earthen tile or pottery manufacturing.

v) Stone crushing and quarrying.

vi) Sand, clay and gravel quarrying.

vii) Installation of electrical motors not exceeding 50 HP that may be required for the uses mentioned above.

B Permissible with special sanction of the CMDA:

i) Incidental residential uses

(2) All uses not specifically mentioned in sub regulations (1) shall be prohibited.

23. Agricultural use zone:

(1) In the Agricultural use zone buildings or premises shall be normally permitted for the following purpose and accessory uses:

A Normally permissible uses:

i) All Agricultural uses.

ii) Farm houses and buildings for agricultural activities.

iii) All the uses permissible in the residential use zone within the natham boundaries (settlements)

iv) Dairy and cattle farms

v) Piggeries and poultry farms

vi) Forestry

vii) Storing and drying of fertilizers

viii) Installation of electric machinery of not exceeding 15 horse power may be allowed for the uses mentioned above.

B Permissible with special sanction of the CMDA:

i) All uses normally permissible in the Primary Residential use zone with the exception of residences.

ii) Sewage farms and garbage dumping sites.

iii) Mills for grinding, hulling, etc. of cereals, pulses, food grains and oil seeds provided the site has proper access and installations do not exceed 50 H.P.

iv) Burning and Burial grounds, Crematoria and Cemeteries.

v) Brick kilns and clay tile manufacturing.

(2) All uses not specifically mentioned in sub regulations (1) shall be prohibited.

24. (1) **Areas for buildings of special character**:

(a) Multi- storeyed building (MSB) area:

i) Multi-storeyed buildings defined in this regulation no.2 are permissible only in the areas specifically declared as MSB areas. Details of the areas declared as Multi-storeyed building areas are given as Annexure IX

ii) In all other areas maximum height of the building shall not exceed 15.25 metres provided water tanks, chimneys, Architectural features such as flag masts, gopurams, minarets, steeples and other ornamental structures which are not intended for human habitation may be permitted subject to a ceiling of 30.5 metres from ground level with special sanction of the Authority.

(b) Continuous building areas (CBA):

Buildings without side set back are permissible in a plot / site in continuous building areas set apart in the Master Plan / DDP. However in an approved layout area only in the plots classified for Continuous type of buildings it is permissible.

(c) Economically weaker section areas: (EWS)

Areas declared as slum by TNSCB are categorised as EWS areas for the purpose of these regulations. In addition it includes the areas developed as EWS plot in the TNHB neighbourhood schemes, S&S schemes, slum improvement schemes and approved layouts.

(2) **Ecologically sensitive areas:**

(a) CRZ area:

The coastal stretches of seas, bays which are influenced by tidal action in the land ward side up to 500 metres from the high tide line (HTL) and estuaries, creeks, rivers and back waters which are influenced by tidal action in the land ward side up to 100 metres from the high tide line (HTL) and the land between the low tide line (LTL) and the high tide line (HTL) have been declared as coastal regulation zone (CRZ). The catagorisation of CRZ within the Chennai Metropolitan Area (on the date of preparation of this Master Plan) is given in Map No. MP-II/CMDA.9/2008. Developments in this area shall be regulated with reference to the CRZ classifications and regulations notified by the Government of India from time to time under section 3 of the Environment (protection) Act, 1986. Details of the Regulations (on the date of preparation of Master Plan) are given in Annexure

(b) Aquifer recharge area:

The areas, which have good aquifers and recharge potential have been declared as aquifer recharge area. Description of the aquifer recharge area and the regulation for developments therein are given in Annexure XI (refer Map No. MP-II/CMDA.10/2008).

(c) Catchment area:

Redhills and Puzhal lakes are the main sources of water supply to the Chennai city. In order to protect this water source from the negative impacts of the urban developments contiguous areas in the catchments of these lakes has been declared as 'Redhills catchments area'. The description of the catchments area and regulations for development therein is given in the Annexure XII (refer Map No. MP-II/CMDA.11/2008).

(3) **Development prohibited area:**

(a) Area around Indian Air Force station:

Lands to a depth of 100m around the boundary of the Indian Air Force station near Tambaram has been zoned as areas prohibited for development as per the Government of India Notification. Description of the said area is given in Map No. MP-II/CMDA.12/2008.

(b) Pallikaranai Swamp area:

Considering its importance and drainage system in the area, the contiguous swamp area in Pallikaranai has been declared for conservation as swamp area, prohibiting development therein. Description of the Pallikaranai Swamp area prohibiting the development is given in Map No. MP-II/CMDA.13/2008.

(4) **Areas of special character:**

(a) MRTS influence area:

In order to encourage Transit sensitive activities and to allow densifications in areas around MRTS from Thirumayilai to Velachery have been declared as MRTS
influence area. Description of the area is given in Annexure XIV (refer Map No.MP-II/CMDA.15/2008). FSI allowable in this area is maximum 2.00 for non- multistoreyed residential developments with dwelling units each not exceeding 75 sq.metres in floor area.

(b) I.T Corridor:

Area to a depth of about 500 m on either side of the Rajiv Gandhi Salai (Old Mamallapuram road) has been declared as I.T Corridor (described below) from Kottivakkam and Perungudi village to CMA limits. Wherein irrespective of its zoning in the Master Plan / Detailed Development Plan, I.T developments subject to the regulations as specified in Annexure XIII are permissible (refer Map No. MP-II/CMDA.14/2008)

I.T Corridor Zone - lands along the Rajiv Gandhi Salai (Old Mammallapuram Road) -bounded by

North	-	Chennai City limit (Kottivakkam)
South	-	CMA limit (Semmancheri village)
East	-	Buckingham Canal
West	-	About 500 meters from Rajiv Gandhi Salai (Old Mammallapuram Road) - as shown in the map.

(c) Area around Airport/Aerodrome:

The buildings/structures in the vicinity of aerodromes shall conform to the regulations of the Civil Aviation Authority extracted and given in the Annexure XV. However, latest rules, including amendments if any notified by the Directorate General of the Civil Aviation shall be followed in all such cases of building constructions in the vicinity of aerodromes. If the site is located within 20 kms. from the aerodromes reference point, for constructions, which rise to 30 metres or more in height, no objection certificate shall be obtained from the Directorate General Civil Aviation. Areas within Chennai Metropolitan Area which fall in the approach funnel, the transitional area and trough around runways are given in the map annexed.

(5) **Natural hazard prone areas:**

Areas likely to have (i) moderate to very high damage risk zone of earth quakes, or (ii) moderate to very high damage by cyclones, or (iii) significant flood flow or inundation, or (iv) land slides proneness or potential, or (v) tsunami proneness, or (vi) one or more of this hazards, have been declared as natural hazard prone areas.

Whole of Chennai Metropolitan Area falls in this natural hazard prone areas classification. Structural design and aspects of the building City, Municipalities, and Panchayats shall

also take into account of the special provisions contained in the Building Rules under the Chennai City Municipal Corporation Act, Building Rules under the T.N. District Municipalities Act and Building Rules under T.N. Panchayats Act respectively relating the regulations for natural hazard prone areas.

(6) **Green Belt along Poonamallee Bye pass and Redhills Bye pass roads**.

As per National Highways standards,green belts on either side to a depth of 15 metres along Poonamallee Bye pass Road and Red hills Bye pass road have been reserved. In this green belt area forming part of plots/sites, no development except gate pillars and watchman booth is permissible.

25. Planning Parameters:

The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the tables below:

Table (1) Ordinary Residential Buildings and other small developments

- Ordinary residential / predominantly residential buildings, Clinics, dispensaries, nursing homes with floor area not exceeding 300 sq.m. and G+1 floor in height.
- Working women hostels / old age homes with floor area not exceeding 500 sq.m. and G+1 floor in height.
- Corporate / Institution Guesthouses with floor area not exceeding 300 sq.m. and G+1 floor in height.
- Cottage industries (with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.) with floor area not exceeding 300 sq.m. and G+1 floor in height.
- Nursery schools, primary schools with floor area not exceeding 300 sq.m.
- Reading rooms, libraries, Post office, EB Office, telegraphic office, Local body maintenance offices with floor area not exceeding 300 sq.m.

Sl.No	Description	Continuous Building Area anywhere within CMA	Rest of CMA except CBA		Residential in Economically Weaker Section areas	
					Chennai City	in other areas
1	2	3	4		5a	5b
A	Minimum Plot extent	50 sq.m.	80 sq.m		20 sq.m.	40sq.m.
B	Minimum Plot width/ frontage	4.5m	6m		4m	4m
C	Minimum Road width	-	6m		-	-
D	Maximum Height	G+1 or Stilt +2 floors subject to a max. of 9m	G+1 or Stilt +2 floors subject to a max. of 9m		G+1 subject to a max. of 7 m	
E	Maximum FSI	1.5	1.5		1.5	1.5
F	Maximum Plot coverage	75%	70%		75%	75%
G	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.				
(i)	Front Set back	1.5m	Abutting Road Width	Set back	1m	1m
			Up to 10m	1.5m		
			Above 10m, up to 15.25m	3.0m		
			Above 15.25m, up	4.5m		

			Above 30.5m	6.0m		
(ii)	Side Set back	Nil	Plot Width	Side set back	Nil	Nil
			Up to 6m	1m on one side		
			Above 6m, up to 9m	1.5m on one side		
			Above 9m	1.5m on either side		
(iii)	Rear Set back	Nil	1.5m		1m	1m
			In Rear set back, structures like lavatory, lumber room, garage etc. not intended for human habitation and servant quarters are permissible provided it doesn't occupy more than one third of the plot width, 6m from rear boundary and 4 metres in height from ground level.			
H	Other structures permissible in the minimum prescribed Front set back, Side set back, and Rear set back are as given in the regulation No 11.					
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.					
J	The minimum width of corridor shall be as given in the Annexure XVII.					
K	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.					

Note: (i) In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road.

♣(ii) In cases of Residential or predominantly residential developments, -

(a)where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI; and

(b)where dwelling units for Low Income Group do not exceed 50 sq.m in floor area each, 30% of normally permissible FSI is additionally allowable over and above the normally permissible FSI;

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings. ♣

Table (2) Ordinary Commercial Buildings and other small developments

Ordinary commercial / predominantly commercial buildings including shops, private offices, banks, restaurants, fuel filling stations with or without service stations not exceeding 5 H.P, Departmental stores, clinical labs, Schools of Commerce, with floor area less than 300 sq.m. and up to Ground +one floor.

Sl.No	Description	Continuous Building Area anywhere within CMA	Chennai city, Municipal & Town Panchayat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	50 sq.m	80 sq.m	80 sq.m

♠ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

B	Minimum Plot frontage/ width	4m	6m	6m
C	Minimum road width	4.8m	7.2m	7.2m
D	Maximum Height	G+1 floors or stilt + 2 floors or 9.0m in height above Ground level		
E	Maximum FSI	1.5	1.5	1.5

F	Maximum Plot coverage	75%	70%	65%
G	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.		
(i)	Front Setback	1.5m	Abutting road width	Front Setback
			Up to 10m	1.5m
			Above 10m up to 15.25m	3.0m
			Above 15.25m up to 30.5m	4.5m
			Above 30.5m	6m
(ii)	Side Setback	Nil	Plot Width	Side Setback
			Up to 4.5m	Nil
			Above 4.5m, up to 6m	1m on one side
			Above 6m up to 9m	1.5m on one side
			Above 9m	1.5m on either side
(iii)	Rear Setback	Nil	1.5m	1.5m
H	Structures permissible in the minimum prescribed Front Setback, Side setback, and Rear Setback are in the regulation No. 11			
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.			
J	The minimum width of corridor shall be as given in the Annexure XVII.			
K	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			

Note: (i) In cases of fuel filling stations, the buildings proposed within the premises shall not exceed single storeyed and clearance of the Explosives department shall be furnished for the development.

(ii) In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road.

Table (3) Cottage industries, Green industries and Orange industries upto 30 H.P

Sl.No.	Description	Continuous Building Area any where within CMA	Chennai city, Municipal & Town Panchayat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	150 sq.m	220 sq.m	330 sq.m
B	Minimum Plot frontage/ width	6m	9m	12m
C	Minimum road width	7.2 m		
D	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street or 15.25 metres.		

E	Maximum FSI	1.00	1.25	1.5
F	Maximum Plot coverage	75%	75%	75%
G	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary.		
(i)	Front Setback	1.5m	Abutting road width	Front Setback
			Up to 10m	1.5m
			Above 10m up to 15.25m	3.0m
			Above 15.25m up to 30.5m	4.5m
			Above 30.5m	6m
(ii)	Side Setback	Nil	1.5m on either side	
(iii)	Rear Setback	Nil	1.5m	
H	a)Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the regulations No. 11 b)In addition, incidental structures such as Gate pillars, servant room, watch man booth, cycle stand and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces.			
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.			
J	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			

Note: In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road.

Table (4) Green industries, and Orange industries (other than Special and Hazardous industries) up to 200 HP permissible in industrial use zone

Sl.No.	Description	Continuous Building Area anywhere within CMA	Chennai city, Municipal & Town Panchayat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	220sq.m	330sq.m.	440sq.m
B	Minimum Plot frontage/ width	9m	12m.	12m.
C	Minimum road width	7.2m.		
D	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street or 15.25metres.		
E	Maximum FSI	1.0	1.25	1.25* (if the road width is more than 9.0m, FSI upto 1.50 can be permitted)
		.		

F	Maximum Plot coverage	75%	75%	75%
G	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary.		
(i)	Front Setback	6m		
(ii)	Side Setback	Nil	2m on either side	
(iii)	Rear Setback	Nil	Nil	
H	a)Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the regulations No. 11. b)In additions, incidental structures such as Gate pillars, servant room, watch man booth, cycle stand and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces.			
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.			
J	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			

Note: In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road .

Table (5) Industries exceeding 200 H.P. (other than the industries listed under Special and Hazardous Industries)

Sl.No.	Description	Continuous Building Area anywhere within CMA	Chennai city, Municipal & Town Pancahyat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	Not applicable	2000 sq.m.	1500 sq.m.
B	Minimum Plot frontage/ width	Not applicable	30m	25m
C	Minimum road width	Not applicable	9 m	
D	Maximum Height	Not applicable	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street or 15.25 metres.	
E	Maximum FSI	Not applicable	1.25	1.25
F	Maximum Plot coverage	Not applicable	75%	75%
G	Minimum Setbacks	Not applicable	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary.	
(i)	Front Setback		8m	
(ii)	Side Setback		3.5m on either side	
(iii)	Rear Setback		3.5m	

H	a) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the regulations No. 11 b) In additions, incidental structures such as Gate pillars, servant room, watch man booth, cycle and two wheeler stands and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces. Provided total length of such incidental structures in the setback spaces shall not exceed 50% in length of the longer side.
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.
J	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.

Table (6) Special and Hazardous Industries (Red Industries)

Sl.No.	Description	Continuous Building Area anywhere within CMA & Chennai city	Municipal & Town Panchayat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	Not applicable	1500 sq.m	1000sq.m
B	Minimum Plot frontage/ width	Not applicable	25m	20m
C	Minimum road width	Not applicable	9 m	
D	Maximum Height	Not applicable	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street or 15.25 metres.	
E	Maximum FSI	-do-	1.0	1.25
F	Maximum Plot coverage	-do-	75%	75%
G	Minimum Setbacks	-do-	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/narrow line. In the case of others, it shall be from the property boundary.	
(i)	Front Setback	-do-	8m	
(ii)	Side Setback	-do-	6m	
(iii)	Rear Setback	-do-	6m	
H	a)Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the regulations No. 11. b) In additions, incidental structures such as Gate pillars, servant room, watch man booth, cycle stand and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces.			
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.			
J	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			

Table (7) Institutional buildings

Including nursery schools, Primary schools and religious buildings with floor area exceeding 300 sq.m. Secondary schools, Colleges, Higher Educational, Technical & Research Institutions, Students hostels & Dormitories, Research Institutions, Broadcasting, Telecasting & Telecommunication centers, Government & Quasi Government offices, and Institutions, Government archives, Museums, Art galleries and Public libraries, foreign missions, Consulates and embassies.

Sl.No.	Description	Continuous Building Area anywhere within CMA	Chennai city, Municipal & Town Pancahyat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	
A	Minimum Plot extent	500 sq.m	1000 sq.m	1000sq.m
B	Minimum Plot frontage/ width	20m	30m	
C	Minimum road width	7.20m	Upto 2 hectares in plot extent - 12m Exceeding 2 hectares in plot extent - 18m provided that it shall be min higher secondary level and industrial training institutes.	
	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to every 30 centimeters by which the building is set back from the street or 15.25 metres.		
D	Maximum FSI	1.5	1.5	
E	Maximum Plot coverage	50%	40%	
F	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/narrow line. In the case of others, it shall be from the property boundary		
(i)	Front Setback	6m	6m	
(ii)	Side Setback	Nil For schools - 2m	6m	
(iii)	Rear Setback	Nil For schools - 2m	6m	
G	a) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given b) In addition, Gate pillars, gopurams, and incidental structures (with height not exceeding 4m) such as servant r watch man booth, cycle stand, Kitchen and toilets are permissible in these minimum prescribed setback spaces			
H	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.			
I	The minimum width of corridor shall be as given in the Annexure XVII.			
J	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			
K	Special regulations for physically disabled stated in the Annexure XXII shall be adhered to.			
L	Solar energy capture provisions as prescribed in the Annexure XXIII shall be provided where applicable.			
M	The applicant shall deposit a sum at the rate of Rs. 50 per square refundable non-interest earning security and earnest deposit. The dep completion of development as per the approved plan as certified b Development Authority; if not, it would be forfeited.			

Note: (i) In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road.

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

Table (8) Religious buildings with floor a eight not exceeding G+1 floors

Sl.No.	Description	Continuous Building Area anywhere within	Chennai city, Municipal & Town Panchayat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	60 sq.m.	90 sq.m.	90 sq.m.
B	Minimum Plot width/ frontage	4.5m	6m	6m
C	Minimum road width	7.2 m		
D	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street or 15.25 metres		
E	Maximum FSI	0.75	0.75	0.75
F	Maximum Plot coverage	75%	75%	75%
G	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.		
(i)	Front Set back	1.5m	Abutting Road width	Setback
			Up to 10m	1.5m
			Above 10m, up to 15.25m	3.0m
			Above 15.25m, up to 30.5m	4.5m
			Above 30.5m	6.0m
(ii)	Side Set back	Nil	2m	
(iii)	Rear Set back	Nil	2m In addition, incidental structures such as gopuram, gate pillars, servant room, watch man booth, cycle stand, kitchen and toilets with height not exceeding 4m are permissible in these minimum	
H	Other structures permissible in the minimum prescribed Front set back, Side set back, and Rear set back are as given in the regulation No. 11.			
I	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.			
J	The minimum width of corridor shall be as given in the Annexure XVII.			
K	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			

Note: In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road

Table (9) Transport Terminals such as Bus Terminals, Bus stands, Railway stations, Truck terminals, container terminals:

Sl.No.	Description	Continuous Building Area anywhere within CMA	Chennai city, Municipal & Town Panchayat area excluding the areas mentioned in col. 3	Rest of CMA
1	2	3	4	5
A	Minimum Plot extent	500 sq.m	1000 sq.m	1000sq.m
B	Minimum Plot frontage/ width	12m	20m	20m
C	Minimum road width	10m except for Container terminals where it shall be 18m		

	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street or 15.25metres.		
D	Maximum FSI	1.00	1.00	1.00
E	Maximum Plot coverage	75%	75%	75%
F	Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/narrow line. In the case of others, it shall be from the property boundary.		
(i)	Front Setback	6m	6m	6m
(ii)	Side Setback	2m on either side	6m on either side	6m on either side
(iii)	Rear Setback	2m	6m	6m
G	a) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the regulations No. 11. b) In additions, incidental structures such as gate pillars, servant room, watch man booth, cycle stand, kitchen and toilets with height not exceeding 4m are permissible in these minimum prescribed setback spaces.			
H	Parking: 10% of the extent of the site shall be reserved for parking in the part of site carved out in a regular shape with frontage abutting the road.			
I	Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.			
J	Special regulations for physically disabled stated in the Annexure XXII shall be adhered to.			

Note: In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road.

26. Regulation for Special Buildings:

(1) " Special Buildings" means

a) a residential or commercial buildings with more than 2 floors; or

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

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

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) (a) The minimum width of the public road on which the site abuts or gains access shall be 10 mtrs.

Provided that if the extent of the site is more than 1100 sq.m. a special building for residential use may be permitted on a site abutting or gaining access from 9m. wide public road.

Provided further that special building for residential use may be permitted with limitation on maximum number of dwellings and / maximum height of the building on a site abutting or gaining access from 9 m wide public road subject to compliance of the planning parameters stated in the Tables under sub rule (3) below.

The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

Explanation:

(i) Road width means the road space as defined in DR no. 2 (35). The qualifying road width for permitting special building shall be available atleast for a stretch of 250m 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 10 metres width, but because of some kinks in front of the site one end is 9.8 metres and the other end is 10.2 metres is acceptable.

b) If the general road is of width less than 10 metres width, but only widens opposite to or nearer to the site is more than 10 metres, is not acceptable.

c) If the road is generally of 10 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 10 metres road in front of his site, this will have to be checked and decided on case-by-case.

d) If the general road width is less than 10 metres and the site owner merely agrees to leave enough space to have 10 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 unauthorized encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the min. stretch stated above does not exceed 10% of the min. prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case.

(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 six dwellings or up to 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 8 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 10 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 not more than 20 dwellings or up to 6000 square metres of commercial building and the length of passage does not exceed 240 metres.	9.0 metres
(5)	When it is intended to serve more than 20 dwellings or more than 6000 square metres of commercial building.	10.0metres

(3) The extent of site, FSI, Set back etc. for Residential / Predominantly residential Special buildings shall be regulated according to the tables below:

Table A

Description	**Continuous Building Area anywhere within CMA**		
Max. no. of dwelling units	8	12	-
Min. Road width	9m	9m	10m
Min. Plot Extent	50 sq.m.	80 sq.m.	80 sq.m.
Min. Plot Frontage	4.5m		
Max. Height	G+1 or Stilt+2 subject to a max. of 9m	G+2 or Stilt+3 subject to a max. of 12m	G+3 or Stilt+4 subject to a max. of 15.25m
Max. FSI	1.5		
Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In case of others, it shall be from the property boundary.		
	Abutting Ro		Set back

	15.25m and below	3.5m
	Above 15.25m & up to 30.5m	4.5m
	Above 30.5m	6m
Min. SSB on either side	Nil	
Min. RSB	Nil	

Note: (i) For EWS housing development, the minimum plot extent shall be 20 sq.m within city and 40 sq.m. in the rest of CMA, frontage shall be minimum 4 m.

(ii) In CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road

♣ (iii) In cases of Residential or predominantly residential developments, -

(a)where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI; and

(b)where dwelling units for Low Income Group do not exceed 50 sq.m in floor area each, 30% of normally permissible FSI is additionally allowable over and above the normally permissible FSI;

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings. ♣

Table B

Description	**Other areas in Chennai City, and the rest of CMA**						
Max. no. of dwelling units	6	8			12		
Min. Road width	9m	9m			9m		
Min. Plot Extent	200 sq.m.	300 sq.m.	450 sq.m.		450 sq.m.	660 sq.m.	
Min. Plot Frontage	9m	9m	12m	15m	12m	15m	18m
Max. Height	G+2 or Stilt+3 subject to a max. of 12m	G+1 or Stilt+2 subject to a max. of 9m	G+2 or Stilt+3 subject to a max. of 12m	G+3 or Stilt+4 subject to a max. of 15.25m	G+1 or Stilt+2 subject to a max. of 9m	G+2 or Stilt+3 subject to a max. of 12m	G+3 or Stilt+4 subject to a max. of 15.25m
Max. FSI	1.5	1.5			1.5		
Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In case of others, it shall be from the property boundary.						
Min. FSB	Abutting Road width			Set back			
	15.25m and below			3.5m			
	Above 15.25m & up to 30.5m			4.5m			
	Above 30.5m			6m			
Min. SSB on either side	2.5m	1.5m	2.5m	4.0m *	1.5m	2.5m	4.0m *
Min. RSB	2.5m	1.5m	2.5m	4.0m **	1.5m	2.5m	4.0m **

Note: * (i) In cases where the min. required SSB is more than 3.5m option can be had to leave the min. 3.5m on one side and the remainder of the total of both the min. required SSBs on the other side.

♣ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

** (ii) Similarly when minimum required RSB is more than 3.5m option can also be had to leave the min required 3.5m on the rear and the remainder of the min. in the front.

♣ (iii) In cases of Residential or predominantly residential developments, -

(a)where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI; and

(b)where dwelling units for Low Income Group do not exceed 50 sq.m in floor area each, 30% of normally permissible FSI is additionally allowable over and above the normally permissible FSI;

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings. ♣

Table C

Description	Other areas in Chennai City, and the rest of CMA					
Max. no. of dwelling units	-					
Min. Road width	9m			10m		
Min. Plot Extent	1100 sq.m.			300 sq.m.	450 sq.m.	
Min. Plot Frontage	15m			9m	12m	15m
Max. Height	G+1 or Stilt+2 subject to a max. of 9m	G+2 or Stilt+3 subject to a max. of 12m	G+3 or Stilt+4 subject to a max. of 15.25m	G+1 or Stilt+2 subject to a max. of 9m	G+2 or Stilt+3 subject to a max. of 12m	G+3 or Stilt+4 subject to a max. of 15.25m
Max. FSI	1.5					
Minimum Setbacks	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In case of others, it shall be from the property boundary.					
Min. FSB	Abutting Road width			Set back		
	15.25m and below			3.5m		
	Above 15.25m & up to 30.5m			4.5m		
	Above 30.5m			6m		
Min. SSB on either side	1.5m	3.5m	4.0m *	1.5m	3.5m	4.0m *
Min. RSB	1.5m	3.5m	4.0m **	1.5m	3.5m	4.0m **

Note: * (i) In cases where the min. required SSB is more than 3.5m option can be had to leave the min. 3.5m on one side and the remainder of the total of both the min. required SSBs on the other side.

** (ii) Similarly when minimum required RSB is more than 3.5m option can also be had to leave the min required 3.5m on the rear and the remainder of the min. in the front.

♠ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

♣ (iii) In cases of Residential or predominantly residential developments, -

(a)where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI; and

(b)where dwelling units for Low Income Group do not exceed 50 sq.m in floor area each, 30% of normally permissible FSI is additionally allowable over and above the normally permissible FSI;

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings. ♣

(4) **Commercial or predominantly commercial special building**

<table>
<tr><th>Sl.No.</th><th>Description</th><th>Continuous Building Area anywhere within CMA</th><th colspan="2">Other areas in CMA</th></tr>
<tr><td>1</td><td>2</td><td>3</td><td colspan="2">4</td></tr>
<tr><td>A</td><td>Minimum Plot extent</td><td>80 sq.m.</td><td colspan="2">200 sq.m</td></tr>
<tr><td>B</td><td>Minimum Plot width/ frontage</td><td>4 m</td><td colspan="2">8 m</td></tr>
<tr><td>C</td><td>Maximum Height</td><td colspan="3">G+3 floors or stilt + 4 floors subject to a maximum of 15.25 m</td></tr>
<tr><td>D</td><td>Maximum FSI</td><td colspan="3">1.5</td></tr>
<tr><td>E</td><td>Minimum Setbacks</td><td colspan="3">Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line.
In the case of others, it shall be from the property boundary.</td></tr>
<tr><td rowspan="4">(i)</td><td rowspan="4">Front Set back</td><td colspan="2">Abutting Road width</td><td>Set back</td></tr>
<tr><td colspan="2">15.25m and below</td><td>3.5m</td></tr>
<tr><td colspan="2">Above 15.25m & up to 30.5m</td><td>4.5m</td></tr>
<tr><td colspan="2">Above 30.5m</td><td>6m</td></tr>
<tr><td rowspan="2">(ii)</td><td rowspan="2">Side Set back</td><td rowspan="2">Nil</td><td>Up to G+2 or stilt +3 floors subject to max. of 12m</td><td>G+3 or stilt +4 floors subject to max. of 15.25 m</td></tr>
<tr><td>3.5m on either side</td><td>4m on either side</td></tr>
<tr><td>(iii)</td><td>Rear Set back</td><td>Nil</td><td colspan="2">3.5m</td></tr>
</table>

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 CBA, there shall be atleast 1m wide internal passage from rear to front in Ground floor, directly accessible to road.

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

♣ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

(5) Structures permissible in the minimum prescribed Front setback, Side setback and Rear set back are given in the regulations No. 11.

(6) The minimum width of corridor shall be as given in the Annexure XVII.

(7)(a) Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.

§ (b) In cases where upper floor/floors over a stilt parking floor is/are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor/floors shall conform to the special regulations prescribed in the Annexure XXV-A.§

(8) Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.

(9) Special regulations for physically disabled stated in the Annexure XXII shall be adhered to.

(10) Solar energy capture provisions as prescribed in the Annexure XXIII shall be provided where applicable.

(11) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in the Annexure XX.

(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 3m 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 special building / MSB.

(13) Every special building development exceeding 900 sq.m 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 Regulations detailed in Annexure XXIV.

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

(15) Vehicular ramp in set backspaces around a special building 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 min. 3.5 m. in width is available around the building.

(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 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 mts., provided further that transformer and electrical rooms floor area does not exceed 15 sq.m. and W.C and Pump room per block does not exceed 6 sq.m.

(17) In cases of special building 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 areas where sewage system provided by the Metro water / Local body concerned is not available and

§Approved in G.O. Ms. No.212, H&UD dept, dated 26.09.2012 and published in TNGG on 31.10.2012

(a) where number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Metro water/Pollution Control Board as the case may be on location and design;

(b)where number of dwelling units is less than 50 nos. or 2500 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(19) Any construction with roof over it in the terrace floor for A.C. Plant/structures shall be counted, as a floor and categorization 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 sq.m. (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 sq.metres in floor area each, either within the site proposed for special building development or in a location within a radius of 2 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 100 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.

(22) 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 Authority or the Agency or the Local Body designated by the Authority 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. In such cases 'Transfer of Development Rights' (TDR) certificate may be obtained to the extent eligible as per regulations given in the Annexure XXI

(23) 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 backspaces, 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.

(24) Security Deposit: -

The applicant shall deposit a sum at the rate of Rs. 50 per square metre of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Chennai Metropolitan Development Authority; if not, it would be forfeited.

(25) Display Board: -

(a) 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.

(b) The applicant shall pay a sum of Rs. 10,000/- (Rupees ten thousand only) as earnest money non interest bearing refundable deposit and same should be utilized for the purpose of installing the prescribed size board on the site by CMDA, in the event of the applicant not fulfilling the conditions stated in (a) above.

(c)If the applicant fulfills the conditions (a) above, the deposit shall be refunded after production of the completion certificate.

27. Regulation for Group developments

(1) Group Development – means accommodation for residential or commercial or combination of such activities housed 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 blocks 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 10 m.

The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

Explanation: -

(i) Road width means the road space as defined in DR no. 2 (35). The qualifying road width for permitting Group development shall be available atleast for a stretch of 250m 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 10 metres width, but because of some kinks in front of the site one end is 9.8 metres and the other end is 10.2 metres is acceptable.

b) If the general road is of width less than 10 metres width, but only widens opposite to or nearer to the site is more than 10 metres, is not acceptable.

c) If the road is generally of 10 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 10 metres road in front of his site, this will have to be checked and decided on case-by-case.

d) If the general road width is less than 10 metres and the site owner merely agrees to leave enough space to have 10 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 unauthorized encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the min. stretch stated above does not exceed 10% of the min. prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case.

(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 six dwelling or up to 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 up to 8 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 10 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 not more than 20 dwellings or up to 6000 square metres of commercial building and the length of passage does not exceed 240 metres.	9.0 metres
(5)	When it is intended to serve more than 20 dwellings or more than 6000 square metres of commercial building.	10.0metres

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

<table>
<tr><td rowspan="2">Sl. No.</td><td rowspan="2">Description</td><td rowspan="2">Continuous Building Area anywhere within CMA</td><td rowspan="2">Other areas in CMA</td><td colspan="2">Residential in Economically Weaker Section areas</td></tr>
<tr><td>Chennai City</td><td>in other areas</td></tr>
<tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5a</td><td>5b</td></tr>
<tr><td>A</td><td>Minimum Plot extent</td><td>300 sq.m.</td><td>660sq.m</td><td>300 sq.m.</td><td>300sq.m.</td></tr>
<tr><td>B</td><td>Minimum Plot width/ frontage</td><td>6m</td><td>12m</td><td>10m</td><td>10m</td></tr>
<tr><td>C</td><td>Maximum Height</td><td colspan="4">G+3 or stilt +4 floors subject to a max. of 15.25m.</td></tr>
<tr><td>D</td><td>Maximum FSI</td><td colspan="4">1.5</td></tr>
<tr><td>E</td><td>Minimum Setbacks</td><td colspan="4">Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/ new road line. In case of others, it shall be from the property boundary.</td></tr>
<tr><td>(i)</td><td>Front Setback</td><td colspan="4">4.5 m</td></tr>
<tr><td rowspan="2">(ii)</td><td rowspan="2">Side Setback</td><td rowspan="2">1.5m on one side</td><td>G+2 or Stilt +3 floors subject to a max. of 12m</td><td>G+3 or Stilt+4 floors subject to a max. of 15.25m</td><td rowspan="2">3 m on either side</td></tr>
<tr><td>3.5m on either side</td><td>4.5m on either side</td></tr>
<tr><td>(iii)</td><td>Rear Setback</td><td>1.5 m</td><td>3.5m</td><td>4.5m</td><td>3 m</td></tr>
</table>

(iv)	Spacing between blocks	6 m	6 m	3 m

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 cases of Residential or predominantly residential developments, -

(a)where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI; and

(b) where dwelling units for Low Income Group do not exceed 50 sq.m in floor area each, 30% of normally permissible FSI is additionally allowable over and above the normally permissible FSI;

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings. ♣

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

(4) Structures permissible in the minimum prescribed Front set back, Side setback and Rear set back are given in the regulation No. 11

(5) The minimum width of corridor shall be as given in the Annexure XVII.

(6)(a) Parking spaces shall be provided within the site conforming to the regulations given in the Annexure XVI.

**(b) In cases where upper floor/floors over a stilt parking floor is/are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor/floors shall conform to the special

regulations prescribed in the Annexure XXV-A.**

(7) Rainwater harvesting provisions as prescribed in the Annexure XIX shall be provided.

(8) Special regulations for physically disabled stated in the Annexure XXII shall be adhered to.

(9) Solar energy capture provisions as prescribed in the Annexure XXIII shall be provided where applicable.

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

(11) Internal vehicular access way including passage if any within the site shall a clear width of 7.2 m 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 3mts 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 / MSB.

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

(14) Every Group Development exceeding 900 sq.m 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 Regulations detailed in Annexure XXIV.

(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

♣ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

**Approved in G.O. Ms. No.212, H&UD dept, dt. 26.09.2012 and published in TNGG on 31.10.2012

boundary / street alignment shall be minimum 1.5 metres and a clear motorable driveway of min. 3.5 m. 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 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 mts., provided further that transformer and electrical rooms floor area does not exceed 15 sq.m. and W.C and Pump room per block does not exceed 6 sq.m.

(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 areas where sewage system provided by the Metro water / Local body concerned is not available and

(a) where number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Metro water / Pollution Control Board as the case may be on location and design;

(b) where number of dwelling units is less than 50 nos. or 2500 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(19) Any construction with roof over it in the terrace floor for A.C. Plant/ structures shall be counted, as a floor and categorization 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 sq.m. (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 sq.metres in floor area each, either within the site proposed for group development or in a location within a radius of 2 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 100 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.

(22) 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 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 Authority or the Agency or the Local Body designated by the Authority 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 In such cases 'Transfer of Development Rights' (TDR) certificate may be obtained to the extent eligible as per regulations given in the Annexure XXI

(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 backspaces, 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) Security Deposit:

The applicant shall deposit a sum at the rate of Rs. 50 per square metre of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Chennai Metropolitan Development Authority; if not, it would be forfeited.

(26) Display Board

(a) 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.

(b) The applicant shall pay a sum of Rs. 10,000/- (Rupees ten thousand only) as earnest money non interest bearing refundable deposit and same should be utilized for the purpose of installing the prescribed size board on the site by CMDA, in the event of the applicant not fulfilling the conditions stated in (a) above.

(c) If the applicant fulfills the conditions (a) above, the deposit shall be refunded after production of the completion certificate.

(27) Group development exceeding 50 dwelling units or where the extent of the site on which it is proposed exceeds 1 hectare it shall be designed and the plans signed by a qualified Architect

(28) Notwithstanding anything stated above, Group developments for EWS housing, and special projects undertaken by CMDA may be approved subject to the conditions as may be stipulated by the Authority.

28. Special rules for multi-storeyed Buildings

(1) (a) Site Extent:- The minimum extent of site for construction of multi-storeyed buildings 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 that 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 min. 12 m/15 m in width, or gain access from public road not less that 12 m/15 metres 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 under sub rule (2) below.

Explanation:

(i) Road width means the road space as defined in DR no. 2 (35). The qualifying road width for permitting multi-storeyedbuilding shall be available atleast for a stretch of 500m 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 up to 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.

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.

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

(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)	Category I(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	25m	25m	25m		40m
C	Minimum Road width	12m	15m	18m		
D	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E♣	Maximum Coverage					
	(a) Normally allowable	30%	30%	30%	Above 30% up to 40%	Above 40% up to 50%
	(b) allowable for Economically Weaker Sections/ Low Income Group housing developments	40%	40%	40%	Above 40% up to 50%	Above 50% up to 60%♣

♣ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

F	Maximum height above G.L	G+6 or Stilt + 7 floors subject to a max. 24m	G+8 Stilt +9 floors subject to a max. 30m	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.
G	Minimum set back all around	**Height of the building above ground level**		**Minimum required setback space from the property boundary**
		Above 15.25m upto 30m		7 m
		Above 30m		For every increase in height of 6m or part thereof above 30.5m, minimum extent of setback space to be left additionally shall be one metre.
H	Spacing between blocks in case of group developments	**Height of the building above ground level**		**Minimum required spacing between blocks**
		Above 15.25m upto 30m		7 m
		Above 30m		For every increase in height of 6m or part thereof above 30.5m, space to be left additionally shall be one metre.

Explanation: -

(1) For the purpose of these rules, group development is one which has two or more blocks of buildings in a particular site irrespective of whether these structures are inter connected 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 1/3rd the width of any one block on the connecting side then such blocks shall be construed as a single block.

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.x2.5m. in size at each gate and not exceeding 3 m. in height, or power /transformer room not exceeding 4 m. in height shall be permitted in the set back space 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 min. headroom clearance of 5.50m atleast to a width of 3.5m. 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 FSI of 0.25 is allowable over and above the normally permissible FSI.

♣ (vi) In cases of Residential or predominantly residential developments, -

(a) where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI; and

♣ Approved in G.O. Ms No.103, H&UD Dept., dt. 29.04.2010 and published in TNGG on 26.05.2010

(b) where dwelling units for Low Income Group do not exceed 50 sq.m in floor area each, 30% of normally permissible FSI is additionally allowable over and above the normally permissible FSI;

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

(vii) In cases of Low Income Group and Economically Weaker Sections housing developments, where the height of the building above the ground level is above 15.25m and upto 30m the minimum required setback space from the property boundary shall be 6m.♣

(3) Development charges shall be double for the part of the building, which falls in the height exceeding 1.5 times the width of the road.

(4) Parking and Parking facilities:

(a) 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 Annexure XVI.

†† (b) In cases where upper floor/floors over a stilt parking floor is/are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor/floors shall conform to the special regulations prescribed in the Annexure XXV-A. ††

(5) Vehicular access within the site:

Internal Vehicular Access way including passage if any within the site shall have a clear width of 7.2 m. 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.

(6) 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 Annexure XVII.

(7) 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 backspaces 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.

(8) The reservation of land for community recreational purposes such as park or play ground required in these regulations shall be as given in the Annexure XX.

(9) 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 confirmed to and any breach

††Approved in G.O. Ms. No.212, H&UD dept, dt. 26.09.2012 and published in TNGG on 31.10.2012

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 Annexure XXIV; and

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

(10) 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.

(11) 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

(12) 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 Architect Act, 1972 (Central Act 20, 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 of Chennai /Local body concerned.

(13) Improvement charges: – The cost of laying / improvements to the systems in respect of road / water supply, sewerage / drainage / electric power supply that may be required as assessed by the competent authority, viz., corporation of Chennai / Chennai Metropolitan Water Supply and Sewerage Board / Tamil nadu Electricity Board shall be borne by the applicant.

(14) Security deposits: – The applicant shall deposit a sum at the rate of Rs. 100 per square metres of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Chennai Metropolitan Development Authority; if not, it would be forfeited.

(15) Display Board: -

(a) 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.

(b) The applicant shall pay a sum of Rs. 10,000/- (Rupees ten thousand only) as earnest money non interest bearing refundable deposit and same should be utilized for the purpose of installing the prescribed size board on the site by CMDA, in the event of the applicant not fulfilling the conditions stated in (a) above.

If the applicant fulfills the conditions (a) above, the deposit shall be refunded after production of the completion certificate.

(16) In areas where sewage system provided by the Metro water / Local body concerned is not available and

(a) where number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Pollution Control Board on location and design;

(b) where number of dwelling units is less than 50 nos. or 2500 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself .

(17) In cases where the extent of the site where residential or predominantly residential developments proposed exceeds 10000 sq.m. (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 sq.metres in floor area each, either within the site proposed for MSB development or in a location within a radius of 2 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.

(18) In residential / predominantly residential developments with dwelling units exceeding 100 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.

(19) 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 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.

(20) 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 Authority or the Agency or the Local Body designated by the Authority 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 In such cases 'Transfer of Development Rights' (TDR) certificate may be obtained to the extent eligible as per regulations given in the Annexure XXI.

(21) Rain water harvesting provisions as prescribed in the regulations given in Annexure XIX shall be provided.

(22) Solar energy capture provisions as prescribed in the regulations given in Annexure XXIII shall be provided where applicable.

(23) Civil Aviation height and activity restrictions stated in the regulation no. 24(4)(c) shall be adhered to. In cases where helipads are proposed at terrace of commercial / industrial multistoreyed buildings, clearance of civil aviation department shall be produced.

(24) Special regulations for physically disabled stated in the regulations given in Annexure XXII shall be adhered to.

(25) Areas set apart for multi-storeyed building developments are given in the Annexure IX.

(26) Scrutiny of the plan – The plan shall be scrutinized and forwarded to Government, with recommendation of a panel comprising of the following members for approval.

(i)Member-Secretary, Chennai Metropolitan Development Authority – Chairman

(ii)Director of Fire and Rescue Service – Member

(iii)Engineering Director, Chennai Metropolitan Water Supply and Sewerage Board – Member

(iv)Chief Engineer, Corporation of Chennai – Member

(v)Chief Engineer, Tamil nadu Electricity Board, Chennai – Member

(vi)Chief Planner, Chennai Metropolitan Development Authority – Member

(vii)Joint Commissioner of Police (Traffic, Chennai) – Member

(viii) Concerned engineer from the ation of Chennai) - special invitee

(ix) Senior Planner, Chennai Metropolitan Development Authority – Member Convener

Any suggestions of alterations recommended by the panel and approved by the Government shall be incorporated in the plans.

29. Layout and sub-division regulations:

This regulation seeks to ensure access to plots by way of roads and private passages, creating hierarchy of roads depending on the road length and intensity of developments in the area and also to provide adequate linkages to the existing roads and proposed roads in the Master Plan and Detailed Development Plan and further to provide proper circulation pattern in the area, providing required recreational spaces such as parks / playgrounds, and providing spaces for common amenities such as schools, post and telegraph offices, fire stations, police stations etc.

(1) The minimum extent of plots and frontage shall be as prescribed for various uses and types of developments given in the DR Nos. 25,26,27 and 28.

(2) (a) The minimum width of the public streets/road on which the site abuts or gains access shall be 7.2m. for residential layout developments and 9m. for industrial layout developments. For subdivisions the minimum width of the passage / public streets/road on which the site abuts or gains access shall be as required for different uses and types of developments.

(b) The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

(3) The width of the streets/roads and passages in the layouts /subdivisions / amalgamations shall conform to the minimum requirements given below:

(a) for Residential developments

Description (1)	Minimum width (2)	Remarks (3)
A. Passage (i) In areas of Economically Weaker Section and for continuous building area: a) For single plot b) For two to four plots	1.0 metre 1.5 metre	The passage will remain private
(ii) When it is intended to serve upto two plots and length of the passage does not exceed 40 metres)	3.0 metres	The passage will remain private
(iii) When it is intended to serve up to four plots and length of the passage does not exceed 80 metres)	3.6 metres	-Do-
(iv) When it is intended to serve up to ten plots and length of the passage does not exceed 100 metres)	4.8 metres	-Do-
B. Streets and Roads		
(i) Streets intended to serve not more than 16 plots and / or subject to a maximum length of 120 metres	7.2 metres	All streets shall become public
(ii) Streets intended to serve not more than 20 plots and / or subject to a maximum length of 240 metres	9.0 metres	All streets shall become public
(iii) Roads of length more than 240 metres but below 400 metres	12.0 metres	All streets shall become public
(iv) Roads of length between 400 metres to 1,000 metres	18.0 metres	All streets shall become public
(v) Roads of length more than 1000 metres	24.0 metres	All streets shall become public

(b) for Industrial Development

Description (1)	Minimum width of passage (2)	Remarks (3)
(1) When it is intended to serve only one plot and length of the passage does not exceed 100 metres	5.0 metres	The passage will remain private
(2) When it is intended to serve two to five plots and the length of the passage does not exceed 120 metres	7.2 metres	-Do-
(3) When it is intended to serve more than 5 plots	12.0 metres	The street shall become public.

Note: Not withstanding anything contained above Authority reserves the right to revise layouts proposed by the applicant and applied for sanction in order to provide for better adequate linkages proper circulation pattern requirements considering local conditions etc.

(4) Cul-de-sacs: -

Can be provided when their length do not exceed 60 metres. They shall be provided with a turn around area of 9 metres x 9 metres at the closed end.

(5) Splay: -

A splay at the intersection of two or more streets / roads shall be provided subject to the minimum dimensions given below:

Sl.No	When the narrower road is of width	Min. splay
1	Upto 7.2m.	1.5m x 1.5m.
2	More than 7.2m. Upto 12m	3m. x 3m.
3	More than 12m. Upto 30.5m	4.5m x 4.5m
4	More than 30.5m.	6m. x 6m.

(6) Reservation of land for recreational purposes in a layout or sub-division for residential, commercial, industrial or combination of such uses shall be as follows.

Extent of layout (1)	Reservation (2)
For the first 3000 square metres	Nil
Between 3000 square metres and 10,000 square metres	10 per cent of the area excluding roads or in the alternative he shall pay the market value of equivalent land and excluding the first 3000 square metres as per the valuation of the registration department. "No such area reserved shall measures less than 100 square metres with a minimum dimension of 10 metres."
Above 10,000 square metres	10 per cent of the area excluding roads. It is obligatory to make the reservation and no equivalent land cost in lieu of the same is acceptable.

(a) The land for community recreational purposes shall be restricted to ground level, in a shape and location to be specified by the Chennai Metropolitan Development Authority. The land so reserved shall be free from any construction by the layout owner, developer or promoter

(b) The building and use of land shall conform to the conditions that may be imposed while sanctioning the layout. The space set apart for commercial, institutional, industrial or other uses shall be deemed to be zoned for commercial, institutional, industrial or corresponding uses under the Master Plan.

(7) (a) The space set apart for roads (except those which may remain private) and the 10% area reserved for recreational purposes shall be transferred to the Authority or Agency or the Local Body designated by the Authority free of cost through a registered gift deed before the actual approval of the layout under the provisions of the T & CP Act. The exact mode of conveyance should be consistent with the relevant enactment and regulations.

(b) In cases of industrial estates developed by Government agencies the Authority reserves the right to allow them to retain the spaces set apart for roads and the recreational spaces as parks/play grounds and maintain them for the purposes to the satisfaction of the Authority.

(c) The Authority reserves the right to reserve space for recessed bus stops as part of the road space in the layouts exceeding 2 hectares, where found necessary on public interest and this part of the road space also be transferred free of cost as stated in the sub rule 7(a) above.

(8) Ten per cent of layout area (excluding roads), additionally, shall be reserved for "Public Purpose" in those layouts, which are more than 10000 sq.m. in extent. Interested departments shall be given intimation of layout approval by the CMDA and requested to purchase the land from the owner of developer of promoter, on paying the cost of plots so reserved. The owner or developer or promoter has every right to sell the lands for residential purpose if no demand from any public departments is received within one year.

(9) In cases where the extent of the residential layout exceeds 10000 sq.m. (1 hectare) ten per cent of layout area (excluding roads) shall be developed as EWS plots and the owner or developer or promoter shall sell these plot only for this purpose. No conversion or amalgamation shall be permissible in these cases of EWS plots.

(10) When the area of land proposed for subdivisions is 20 hectares or more the Authority may reserve not more than 12 percent of the total area for industrial and commercial purposes and the area so reserved shall be deemed to be zoned for that purpose under the Master Plan.

(11) The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the competent authority, namely, the Corporation of Chennai, Chennai Metropolitan Water Supply and Sewerage Board, Tamilnadu Electricity Board, shall be borne by the applicant.

(12) Not withstanding any thing stated above layouts for EWS housing, site and services schemes, and Slum improvement may be approved subject to certain conditions as may be stipulated by the Authority.

30. Architectural Control

The Architectural façade or elevation of any building or the architectural features of any premises shall be in conformity with such conditions as the Authority may impose at the time of grant of permission.

31. Conservation of buildings of historical or architectural interest: -

In the opinion of the Authority, if a building or premises not covered under the Archeological Monuments Act is of historical or architectural interest and needs to be conserved, such heritage buildings/premises shall be listed and notified and any development at such heritage building premises shall conform to the regulations given in Annexure XXV.

32. Tree preservation

(a) The Authority may, in the interest of amenity make a Tree Preservation Order for any tree or group of trees or belt of forestland.

(b) The tree preservation order may prohibit the felling, topping, lopping or willful destruction of the trees concerned, except when those operations are carried-out with the permission of the Authority and under such conditions, as the Authority may deem fit. In granting planning permission for any development, the Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

33. These Regulations to prevail

(a) In the application of these regulations if there is conflict between therequirements under these regulations and the requirements under any other Act or rules these regulations and the provisions of Madras City Municipal Corporation Act, or Tamil Nadu District Municipalities or Tamil Nadu Panchayat Act of any other law relating to the local authority for the time being in force or any rule, bye-law or regulation made under the said Act or laws such provisions which are contrary to these regulations shall stand suspended.

(b) The notifications made under the Municipal and Panchayat Acts and the Tamil Nadu Public Health Act, 1939 (Tamil Nadu Act-III of 1939) as regards setting of the Industrial and Residential area in the Chennai Metropolitan area will cease to operate from 5.8.1975 i.e. the date of coming into force of the First Master Plan for CMA.

34. Identification of boundaries

(a) In conformity with the intent and spirit of these rules where uncertainty exists as to the boundaries in the land use maps, the following regulations shall apply.

(i) Boundaries indicated, as approximately following the centre line of the streets, Highway lands, shall be construed to follow such centre lines.

(ii) Boundaries indicated, as approximately following established boundaries of Survey Field Nos. shall be constructed as following such Survey Field Boundaries.

(iii) Boundaries indicated, as approximately following the city limits shall be construed as following city limits.

(iv) Boundaries indicated as following the shoreline be construed to follow such shoreline and in the event of change in the shoreline shall be construed as moving with the actual shoreline. Boundaries, indicated, as approximately following the centre lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centre line.

(b) Boundaries indicated as parallel to or extension of feature indicated in (I) to (iv) above shall be so construed. The scale of map shall determine distances not specifically indicated on the map.

35. Discretionary Powers

(1) In specific cases where a clearly demonstrable hardship is caused the Authority or Government may relax any of the parameters prescribed by these regulations but not the land use.

(2) In the case of organized market and shopping centers, the Authority or Government may, at its discretion, permit use of machinery not exceeding 15 horse power in respect of each shop, if it is considers that such permission shall not be injurious to health or amenity for the area.

(3) The normally permissible FSI for Information Technology industries, Information Technology enabling services and Bio-informatics units certified by the appropriate authority in Designated Information Technology Parks, except in Primary Residential use zone within the Chennai City Corporation area, may be relaxed by the Authority or Government upto the extent of 100 percent.

36. Premium FSI

The Authority may allow premium FSI over and above the normally allowable FSI subject to a maximum of 1 (one) relating the same to the road width parameters as follows:-

S.No.	Road Width	Premium FSI (% of normally allowable FSI)
(i)	18 metres and above	40%
(ii)	12 metres – below 18 metres	30%
(iii)	9 metres – below 12 metres	20%

The Premium FSI shall be allowed in specific areas as may be notified, subject to Guidelines and on collection of charge at the rates as may be prescribed by the Authority with the approval of the Government. The amount collected towards the award of Premium FSI shall be remitted into Government account to be allotted

separately for this purpose for utilising it for infrastructure development in that area as may be decided by the Government.#

37. Delegation of Powers

Any of the powers, duties or functions conferred or imposed or vested in the Authority / Government by any of foregoing regulations may be delegated to any Officer under its control or to any Officer of Government or to a local authority.

38. Penalties

Every person who shall commit any breach or any of the foregoing regulations shall be punishable with fine which may extend, to Rs.1000/- and in the case of a continuing breach, with fine which may extend to Rs.50/- for every day during which such breach continues after conviction for the first such breach.

39. Transitary provisions: *

All applications for development including multistoried building, pending prior to 2nd September 2008 shall be disposed of in accordance with the Development Control Rules for the Chennai Metropolitan Area under the first master plan for the Chennai Metropolitan Area.

Approved in G.O. Ms No.163, H&UD, dt. 09.09.2009 and published in TNGG on 23.09.2009 *Amended in G.O. Ms No.245, H&UD, dt. 28.11.2008 and published in TNGG on 10.12.2008

ANNEXURE - I

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Application for Planning Permission
For Laying out the Land for Building Purposes
Under Section 49 of the Town & Country Planning Act, 1971 (Act 35 of 1972)

FORM-A

For Office use only Ref: Date received:

The Member-Secretary,
Chennai Metropolitan Development Authority
Thalamuthu Natarajan Maligai,
1, Gandhi Irwin Road,
Egmore,
CHENNAI – 600 008.

Through:

Sir,

I hereby apply for Planning Permission for laying out of my land in S.No. …… for building purposes/desire to find out whether under noted development is permissible.

I forward herewith the following particulars in quadruplicate duly signed by the Licensed Surveyor and me.

a)A topo plan of the site showing adjoining areas to a radius of 150 metres all round from the proposed layout under reference, marking clearly therein the boundaries of the proposed layout in red colour, existing roads, structures, streams, burial grounds and H.T. or L.T. Power Lines to passing through layout and levels of the site.

b)A detailed site plan to a scale of not less than 1:800 showing the proposed layout indicating size of plots, width of the proposed roads, open spaces and amenities provided and type of buildings be built, if any, and

c)The particulars in the Annexure.

I/We the owner/legal representative of the land to which the accompanying application relates request that the layout may be approved and Planning Permission may be accorded.

Date: Signature of the Owner of the land/ Power of attorney holder/Lease Holder

TO BE COMPLETED BY THE OWNER OF THE LAND/POWER OF ATTORNEY HOLDER/LEASE HOLDER

1. Applicant (in block capital)
   Name …. …
   Address …. …

   Particulars of proposal for which permission or approval is sought

2(a) Full address or location of the land to which this application relates and site area T.S.No. /S.F.No. …. …
   Division No./Ward No. …. …
   Name of Town or Village
   …. … Site area …. …

(b) State whether the applicant owns or controls any adjoining land. If so give its location and extent.

3. Particulars of present and previous use of land (i)Present use of land
   (ii)If vacant, the last previous use

4. Information regarding the proposed use.
   (i) State number and type of dwelling units
   (whether bungalows, houses, flats, etc.) factories shops, institutions, parks & play fields etc.
   proposed.
   (ii) Extent of land use proposed: (extent in hectares) a)Land allotted for residential purpose
   b)Land allotted for commercial purpose
   c)Land allotted for industrial purpose
   d)Land allotted for institutional

e)Land allotted for park and play fields
f) Land allotted for roads and pathways
g)Land allotted for other uses (to be specified)

5. Does the proposed development involve felling of any trees? If yes, indicate the position on plan.

6. Does the proposed development involve erection of any advertisement board? If yes, indicate its position on plan and type of the
Advertisement board to be erected.

7. Whether the land in question is property belonging to a Wakf or a Hindu Religious Institution and if so whether proper prior approval or authority clearance has been obtained for the proposed development.

Signature of Licensed Surveyor/Architect Signature of the Owner of the Land/Power of attorney holder/Lease holder ----------

CONDITIONS

(i) I agree not to proceed with laying out of land for building purposes until the planning permission is granted by the Authority under section 48/49 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act 22 of 1974.

(ii) I agree not to do any development otherwise than in accordance with the layout plan, specifications which have been approved or in contravention of any provision of the Town and Country Planning Act 1971 (Act 35 of 1972) as amended in Act 22 of 1974 or any sale, by-law, order or other declaration made there under or of any direction or requisition lawfully given or made under the said Act rules or by laws.

(iii) Under Section 54 of the Tamil Nadu Town and country Planning Act, 1971 (Act 35 of 1972) as amended in act 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.

(iv) I agree to keep one copy of the approved layout plans at the site at all reasonable times when development is in progress and also agree to see that the plan is available and the site is open at all reasonable times for the inspection of the Member-Secretary or any officer authorised by him in that behalf.

(v) I agree to furnish a set of completion plans within fifteen days from the date of completion of the development.

forming them to the satisfaction of the local authority concerned and sites reserved for parks, play grounds, open spaces for public purpose free of cost to the CMDA/local authority concerned in which the site falls when so directed by the authority.

Signature of the Owner of the
Land / power of attorney
Holder / Lease Holder.

ANNEXURE II

[DR No. 4(1)(c)]

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Application for Planning Permission for development of land and Buildings
Other than those covered under FORM A
(Under Section 49 of the Town and Country Planning Act, 1971)
(Act 35 of 1972)

FORM – B

From

For Office Use only Ref: Date received:

To

The Member-Secretary,
Chennai Metropolitan Development Authority, Thalamuthu
Natarajan Maligai,
1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

Through:

Sir,

I hereby apply for Planning Permission to carry out the following development/desire to find out whether the under noted development is permissible.

I intended to put the building and land in S.No. of Block No…….of Revenue Division No……..for…….purposes.

The site is in the……layout-approved by/not in any approved layout in No……dated……

I, forward herewith the following particulars in quadruplicate, duly signed by me, and the licensed Surveyor.

a) A key-map of the area showing the site in relation to existing streets and street intersections, discharging clearly therein the boundaries of the site under reference and the adjoining lands owned or controlled by me.

b) A detailed site plan of the land for development to a scale of not less than 1:800.

c) A plan or plans of the building showing the ground plan, plan of each floor and the sectional and front elevation of the building.

d) The particulars in the Annexure.

I, the owner/legal representative of every part of the land which accompanying application relates request that Planning Permission for the Development may be accorded.

Signature of the Owner of the
Land/power of attorney Holder/Lease holder ----------

---------- Note: Strike out the portions, which are not applicable.

ANNEXURE

TO BE COMPLETED BY THE OWNER OF THE LAND/POWER OF ATTORNEY HOLDER/LEASE HOLDER:

1. Applicant (in Block Capital) …. ….
Name …. ….
Address
…. …. Tel. No.
….

2. Particulars of proposal for which permission or approval is sought (a)Full address or location of the land to which
this application relates and site area
Door/Plot No.
Town Survey No./S.F.No.
Division or Ward No.
Road or Street name
Name of Local Authority
Site area

(b)Particulars of proposed developments including the purposes for which the land and/or buildings are to be used.

(c)State whether applicant owns or controls any adjoining land and if so give its location and extent.

State whether the proposal involves:
(i)New Building(s)
(ii)Alteration, extension or addition
(iii)Change of use.

3. Particulars of present and previous use of

Buildings or land	Extent in Sq. mts.
State	(1) Building (2) Land
Present use of building/land	i) If vacant, the last previous use ii)

4. Information regarding the proposed uses — Extent in Sq.mts.

a) Total floor area of all buildings to which the application relates
b) Residential floor space
c) Floor space for retail/wholesale trading
d) Office floor space
e) Industrial floor space
f) Floor space for other use (to be specified)

5. What provisions have been made for parking?

Loading and unloading of vehicles with the cartilage of the site? (Please show the location of such provisions on the plans)

6. Does the proposed development involve the felling of any tree?

If yes, indicate the position of Plan

7. Does the proposed Development involve the erection of any advertisement board?

If yes, indicate its position on plan and type of the advertisement board to be erected.

8. Whether the land in question is property belonging to a Wakf or a Hindu Religious Institution and if so whether proper prior approval or authority clearance has been obtained for the proposed development.

Signature of the
Licensed Surveyor/Architect

Signature of the Owner of the Land / power of attorney holder / Lease Holder

Those applying only to find out whether the type of development is permissible or not may furnish information against 1,2 and 3 only.

CONDITIONS

i) I agree not to proceed with the development until the Authority under Section 48 /49 of the Tamil Nadu Town and Country Planning Act, 1971 (35 of 1972) grants planning permission as amended in Act 22 of 1974.

ii) I agree not to do any development otherwise than in accordance with the site and building plans which have been approved or in contravention of any provisions of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act 22 of 1974 or any rule, 'by-laws' order or other declaration made there under, or if any direction or requisition lawfully given or made under the said Act, rules or by-laws.

iii) Under Section 54 of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended in Act, 22 of 1974, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.

iv) I agree to keep one of the approved site plan and one set of copies of the sanctioned plans of the building at the site of the building at all times when the Development is in progress and also agree to see that such plans are available and the building is open at the reasonable times for the inspection of the Member-Secretary or any officer authorised by him in that behalf.

v) I agree to furnish a set of completion plans within fifteen days from the date of completion of the Development.

forming them to the satisfaction of the local authority concerned and sites reserved for parks, play grounds, open spaces for public purpose free of cost to the CMDA/local authority concerned in which the site falls when so directed by the authority.

Signature of the Owner of the
Land/Power of attorney
Holder/Lease Holder

ANNEXURE III

[DR No. 4(1)(d)]

FORM C

FORM OF UNDERTAKING TO BE EXECUTED INDIVIDUALLY BY THE LAND OWNER OR POWER OF ATTORNEY HOLDER OR BUILDER OR PROMOTER.

This deed of undertaking executed at Chennai on the……day of……20.. by Thiru/Tmt/Selvi …… …… Son/Daughter of ……..aged……..Residing at No.…….....……. in favour of the Chennai Metropolitan Development Authority having office at Thalamuthu Natarajan Building, No.1,Gandhi Irwin Road,Egmore,Madras-600 008 witnesseth as follows.

1. I have applied for the Planning Permission for construction at……..premises No.…… by submitting an application to the Chennai Metropolitan Development Authority in accordance with the planning norms prescribed in the prevailing Development Regulations. I am associated with the project as Land Owner/Power of Attorney Holder/Builder/Promoter. I assure that I will put up the construction only in accordance with the approved plan without any deviation and if any construction is later on found not in accordance with the approved plan and any unauthorised addition is made, I agree for the forfeiture of the Security Deposit which will be collected while issuing Planning Permission, and also agree to demolish the such a deviation marked by the Chennai Metropolitan Development Authority within thirty days after such notice, failing which, apart from forfeiture of Security Deposit, the Chennai Metropolitan Development Authority may demolish or cause to demolish such unauthorised or deviated constructions at the site under reference and recover the cost of demolition from me.

2. I also assure that the open space around the building to be left or the usage of the building, including the car parking in ground floor, will be kept as specified in the approved plan and it will not be converted into any other use except the purpose for which it is approved. If any structural modification or usage differs from the approved plan, the CMDA is at liberty at any time to remove any structural modification or usage and the expenses incurred by the CMDA is recoverable from me for non-compliance of their request or order.

3. I further assure that I will not convert any place of the construction in contravention to the approved plan, especially in respect of car parking as specified in the sanctioned plan. At any time in future, I will not convert the car parking on stilts by covering them fully, and use the car parking space for any other purposes. If any construction work in car parking place, converting them either as a flat or for any other purpose, is done either by me or by my successor or by any other person to whom the said construction is transferred in future, without getting appropriate order for doing so from the Competent Authority, the Authority is at liberty at any time to take any action to remove any structural modification or usage and the expenses incurred by the Authority is recoverable from me/my successor or from any other person to whom the said construction is transferred in future.

4. I hereby undertake that, I am, jointly and severally responsible with the Land Owner/Power of Attorney Holder/Builder/Promoter to carry out the developments in accordance with the permission granted and also for payment of Development Charges, Security Deposit, Scrutiny Fee and for all other charges levied from time to time by the Authority and also liable for penal provisions for developments made in contravention of the Development Rugulations and these presents.

5. This deed of undertaking is executed by me on the…….day of…….20…….with the full knowledge of the contents of this document.

DEPONENT

Witnesses:

1.

2.

Duly attested by the

SEAL

Notary Public

ANNEXURE IV

[DR No. 8]

Proposed Rights of Way and Set Back Lines for Major Network of Roads

I. Chennai City					
Sl.No	Name of the Road	Stretch		Right of way	Building Line
		From	To		
1	M.S.Koil Street *, Suriyanarayana Road *	Ebrahim Sahib Street	City Limits	30.5 m	4.5 m
2	Thambu St (Royapuram)	East Kalmandapam Road	Sheik Mastry St.	10.0 m	3.0 m
3	Kathivakkam High Road *	Cochrane Basin Road	City Limits	30.5 m	4.5 m
4	Moolakkadai-Thondiarpet Road	G.N.T. Road	B'canal	27.0 m	4.5 m
5	Kodungaiyur – Chinna sekkadu Road (New Link)	Moolakkadai-Thondiarpet Road	City Limits	18.0 m	3.0 m
6	Erukkancherry High Road (GNT Road)	Basin Bridge Road	City Limits	27.0 m	4.5 m
7	Madhavaram High Road	Melpatti Ponnappa Street	GNT Road	24.0 m	4.5 m
8	Paper Mills Road	Siruvallur Road Junction at Perambur High Road	City Limits	18.0 m	3.0 m
9	Konnur High Road	Medavakkam Tank Road	Its junction with New Avadi Road	30.5 m	4.5 m
10	C.T.H. Road	New Avadi Road	IRR (City Limits)	30.5 m	4.5m
11	New Avadi Road	Kilpauk Water works	Its junction with Konnur High Road	30.5 m	4.5 m
12	New Link Road *	New Avadi Road	Medavakkam Tank Road	24.0 m	4.5 m
13	New Avadi Road	EVR Periyar Salai	Kilpauk Water works	18.0 m	3.0 m
14	Kilpauk Garden Road	Taylors Road	Anna Nagar 1st Main Road	18.0 m	3.0 m
15	Thiru Narayana Guru Road (Hunters Road & Choolai High Road)	Perambur Barracks Road	Sydenhams Road (Rajamuthiah Road)	24.0 m	4.5 m
16	EVR Periyar Salai	Mc.Nichols Road	City Limits	30.5 m	4.5 m
17	Nelson Manickam Road	EVR Periyar Salai	Tank Bund Road	18.0 m	3.0 m

*Excluding the stretches covered in Approved Detailed Development Plan.

18	Tank Bund Road	Nelson Manickam Road (junction of Sterling Road)	Valluvar Kottam	18.0 m	3.0 m
19	Village Road (Valluvar Kottam Road)	Kodambakkam High Road	Nungambakkam High Road	27.0 m	4.5 m
20	Uthamar Gandhi Salai (Nungambakkam High Road)	Anna Salai	Sterling Road	27.0 m	4.5 m
21	Greams Road *	Anna Salai	Pantheon Road	18.0 m	3.0 m
22	Ethiraj Salai (Commander-in-Chief Road)	Pantheon Road	Cooum River	18.0 m	3.0 m
23	Cathedral Road *	Anna Salai	Music Academy	30.5 m	4.5 m
24	Eldams Road *	Anna Salai	TTK Road	18.0 m	3.0 m
25	TTK Road	Chamiers Road Junction	Alwarpet Junction	18.0 m	3.0 m
26	Pasumpon Muthu Ramalinga Thevar Road (Greenways Road)	Durgabai Deshmuk Road	MRTS alignment	30.5 m	4.5 m
27	Sardar Patel Road	Anna Salai	Madya Kailash (I.T. Expressway)	30.5 m	4.5 m
28	Dr.Muthulakshmi Salai (L.B.Road)	M.G. Road	City Limits	30.5 m	4.5 m
29	West Avenue Road	L.B. Road	East Coast Road (MTC terminus)	24.0 m	4.5 m
30	East Coast Road	West Avenue Road (MTC Terminus)	City Limits	30.5 m	4.5 m
31	Taramani Road	Vijayanagar Junction	L.B. Road Junction	45.0 m	6.0 m
32	Perungudi Station Road (New link)	Taramani Road	Perungudi Station	18.0 m	3.0 m
33	Velachery Road	Vijayanagar Junction	City Limits	45.0 m	6.0 m
34	Velachery Byepass Road	Velachery Road Junction	Vijayanagar Junction	45.0 m	6.0 m
35	Velachery Road *	Sardar Patel Road	Byepass Junction	45.0 m	6.0 m
36	Nandambakkam – Nesapakkam Road (Lake View Road and its extension Kanu Nagar Main Road)	Anna Road Junction near CMWSSB Plant	Adayar River (City Limits)	18.0 m	3.0 m
37	Ramapuram – Neasppakkam Road (Kamarajar Salai)	Nandambakkam – Nesapakkam Road	City Limits	18.0 m	3.0 m
38	Vanniar Street	Rajamannar Salai	Arcot Road	18.0 m	3.0 m

*Excluding the stretches covered in Approved Detailed Development Plan.

39	Arcot Road	Railway line	City limit	30.5 m	4.5 m
40	Nesapakkam Road	Arcot Road	CMWSSB Sewage Farm (southern end)	24.0 m	4.5 m
41	Nesapakkam Road	CMWSSB Sewage Farm (southern	IRR	27.0 m	4.5 m

II. Rest of CMA					
1	Ennore Expressway	City Limits	Kathivakkam High Road junction near Ennore creek	45.0 m	6.0 m
2	Thiruvottiyur High Road	City Limits	Manali Expressway	27.0 m	4.5 m
3	Manali Expressway	TPP Road	Ennore Expressway	61 m	6.0 m
4	Vallur-Edayan Chavadi Road	Edayanchavadi – Athipattu Road	TPP Road	18 m	3.0 m
5	TPP Road	Kamaraj Salai junction (near Organic Chemicals)	CMA Limits	30.5 m	4.5 m
6	Kattur Road	TPP Road	CMA Limits	30.5 m	4.5 m
7	Kathivakkam High Road – Basin Road - Manali Road	City Limits	Kamaraj Salai junction (near Organic Chemicals)	30.5 m	4.5 m
8	Kodungaiyur – Chinnasekkadu Road (New Link)	City Limits	Kamaraj Salai	18.0 m	3.0 m
9	Vichoor – Vilangadupakkam Road	Nayar – Vichoor Road	Vadaperumbakkam - Perungavur Road	18.0 m	3.0 m
10	Kadapakkam - Vichoor – Nayar Road	TPP Road	Nayar Junction	18.0 m	3.0 m
11	Karanodai –Nayar Road and its extention upto ORR	GNT Road	ORR	18.0 m	3.0 m
12	Vadaperumbakkam – Perungavur – Nayar Road	Madhavaram - Red Hills Road	Nayar Junction	18.0 m	3.0 m
13	Sholavaram –Budur - Thirunilai Road	GNT Road	Nayar – Vichoor Road	18.0 m	3.0 m
14	Redhills - Budur Road	GNT Road	Sholavaram - Thirunilai Road	18.0 m	3.0 m
15	Karanodai Palaya Erumeivettipalayam Road	GNT Road	Palaya Erumai vettipalayam	18.0 m	3.0 m
16	GNT Road (through Bypass Road)	City Limits	CMA Limits	45.0 m	6.0 m
17	Madhavaram-Red Hills Road	GNT Road at Moolakadai	Red Hills Byepass Road	18.0 m	3.0 m
18	Madhavaram High Road	City Limits	GNT Road at Moolakadai	18.0 m	3.0 m
19	Sembium – Red Hills Road (Extension of Paper Mills Road)	City Limits	GNT Road	18.0 m	3.0 m
20	NH Byepass Road	GWT Road	GNT Road	61.0 m	6.0 m
21	Ambattur Red Hills Road	CTH Road	GNT Road	24.0 m	4.5 m
22	CTH Road	City Limits (IRR)	CMA Limits	45.0 m	6.0 m
23	Avadi-Morai Road	CTH Road	CMA Limits	18.0 m	3.0 m
24	Vellanur-Pammadukulam Road	Avadi-Morai Road	ORR	18.0 m	3.0 m
25	Pandeswaram - Keelakondaiyur Road	Avadi _ Morai Road	Thiruninravur – Periyapalayam Road	18.0 m	3.0 m
26	Morai -Kadavur Road	Morai junction	Kadavur junction	18.0 m	3.0 m
27	Thandarai – Palavedu Road	CTH Road	Thiruninravur Periyapalayam Road	18.0 m	3.0 m

28	Thiruninravur Periyapalayam Road	CTH Road	CMA Limits	18.0 m	3.0 m
29	Korattur - Thiruninravur Road	Poonamallee - Thirumazhisai - Thiruvallore Road	CTH Road	18.0 m	3.0 m
30	Poonamallee - Thirumazhisai - Thiruvallore Road	GWT Road	CMA Limits	18.0 m	3.0 m
31	Kuthambakkam - Nemam Road	GWT Road	Poonamallee - Thirumazhisai - Thiruvallore Road	18.0 m	3.0 m
32	Poonamallee – Pattabiram Road	Poonamallee Byepass Road	CTH Road	18.0 m	3.0 m
33	Poonamallee – Avadi Road	Poonamallee Byepass Road	CTH Road	18.0 m	3.0 m
34	Proposed East-west arterial Road	Chennai Byepass Road at Ambattur Estate	ORR	61.0 m	6.0 m
35	Vanagaram – Ambattur Road	GWT Road	Arterial Road at Athipattu	18.0 m	3.0 m
36	GWT Road (through Bypass Road)	City Limits	CMA Limits	45.0 m	6.0 m
37	Poonamallee High Road	Mangadu Road junction	Poonamallee Bypass road junction	30.5 m	4.5 m
38	Mount Poonamallee Road	Nandambakkam (contonment limit)	Porur junction	24.0 m	4.5 m
39	Mount Poonamallee Road	Porur junction	P.H. Road - Mangadu Road junction	30.5m	4.5 m
40	Mangadu Road	Mount Poonamallee Road	Porur - Kundrathur Road	18.0 m	3.0 m
41	Mangadu Moulivakkam Road	Mangadu Road	Porur - Kundrathur Road	18.0 m	3.0 m
42	Porur – Kundrathur Road	Porur Junction	CMA Limits	30.5 m	4.5 m
43	Arcot Road	City limits	Porur Junction	30.5 m	4.5 m
44	Maduravoyal _- Porur Road	GWT Road	Arcot Road	18.0 m	3.0 m
45	Ramapuram – Valasarawakkam Road	Mount-Poonamallee Road at Manapakkam	Arcot Road at Valasarawakkam	18.0 m	3.0 m
46	Anna Salai, Kuppusamy St, Naidu St, Bharathi Salai, Kamaraj Salai	City Limits	Arcot Road (near ARS Garden)	18.0 m	3.0 m
47	Nandambakkam Nesapakkam Road	Mount Poonamallee Road	City Limits	18.0 m	3.0 m
48	GST Road	City Limits	CMA Limits	45.0 m	6.0 m
49	Pallavaram – Kundrathur Road	GST Road	Porur - Kundrathur Road	18.0 m	3.0 m
50	Pammal – Polichalur Road	Pallavaram – Anakaputhur Road	Polichalur	18.0 m	3.0 m

51	Pallavaram – Thiruneermalai – Thirumudivakkam Road	GST Road	ORR	18.0 m	3.0 m
52	Thirumudivakkam – Kundrathur Road	Pallavaram – Thirumudivakkam Road	Porur - Kundrathur Road	18.0 m	3.0 m
53	Tambaram – Thiruneermalai Road	Tambaram - Naduveerapattu Road	Thiruneermalai Road	18.0 m	3.0 m
54	Tambaram – Naduveerapattu Road	GST Road	Poonthandalam Road	18.0 m	3.0 m
55	Poonthandalam Road	Kundrathur Sriperumbudur Road	Naduveerapattu	18.0 m	3.0 m
56	Mudichur Road	GST Road	Vandalur – Padappai Road at Mannivakkam	18.0 m	3.0 m
57	Mudichur – Manimangalam Road	Mudichur Road	CMA Limits	18.0 m	3.0 m
58	Vandalur – Padappai Road	GST Road	CMA Limits	18.0 m	3.0 m
59	Kelambakkam Road	GST Road	CMA Limits	30.5 m	4.5 m
60	Tambaram Byepass Road (New Link)	GST Road	MBI Road	45.0 m	6.0 m
61	MBI Road	GST Road	Tambaram Byepass junction	30.5 m	4.5 m
62	MBI Road	Tambaram Bye pass Junction	City Limits	45.0 m	6.0 m
63	Mount-Madipakkam Road	GST Road	MBI Road at Medavakkam	18.0 m	3.0 m
64	ORR South Eastern Segment (New Link)	MBI Road	Rajiv Gandhi Salai (OMR)	61.0 m	6.0 m
65	Extension of MMRD Scheme Road (New Link)	Rajiv Gandhi Salai (OMR)	ECR	30.5 m	4.5 m
66	ECR	City Limits	CMA Limits	30.5 m	4.5 m
67	Sholinganallur – Kudimiyandi Thoppu Road	Rajiv Gandhi Salai (OMR)	ECR	18.0 m	3.0 m
68	Medavakkam – Sholinganallur Road	MBI Road	Rajiv Gandhi Salai (OMR)	18.0 m	3.0 m
69	Sithalapakkam – Ottiyambakkam Road	Maduraipakkam Road	CMA Limits	18.0 m	3.0 m
70	Medavakkam-Madurapakkam Road	MBI Road	CMA Limits	18.0 m	3.0 m
71	Vengaivasal – Madambakkam Road	MBI Road	Madambakkam Road	18.0 m	3.0 m
72	Madambakkam Road	MBI Road at Rajakilpakkam	Maduraipakkam Road at Sithalapakkam	18.0 m	3.0 m
73	Agaramthen Road	Madambakkam Road	Maduraipakkam Road at Kovilancheri	18 m	3.0 m
74	Rajiv Gandhi Road [Old Mamallapuram Road]	Madyakailash Junction	CMA Limits	As notified for acquisition by Highways Dept. shown in the individual Village M	

75	Nookampalayam Road	Rajiv Gandhi Road[Old Mamallapuram Road] Junction	Semmancheri village limit in the west	18.0 m	3.0 m
III. Proposed Road- Rail Composite Corridor					
1	IRR – ICC Alignment	Velachery Road	Adambakkam Lake (northern end)	Composit alignment with elevated RTS.	
2	- do -	Adambakkam Lake (northern end)	GST Road	Separate alignment for IRR and RTS (as shown in MP)	
3	- do -	GST Road	City Limits	- do -	
4	- do -	City Limits	Anna Main Road (near Ashok Pillar)	Composit alignment with elevated RTS.	
5	- do -	Anna Main Road (near Ashok Pillar)	IRR / 4th Avenue Junction	Separate alignment for IRR and RTS (as shown in MP)	
6	- do -	IRR / 4th Avenue Junction	TPP Road Junction	Composit alignment with elevated RTS.	
7	- do -	TPP Road Junction	Ennore Railway line	Separate alignment for IRR and RTS (as shown in MP)	

Note:

1)Above street alignments are in addition to the ones prescribed in approved Detailed Development Plans (DDP).

2)The street alignment shall be half width of right of way measured on either side of the central line of the road as existing in cases where specific street alignment has not been indicated in the plan. The centre-line of the streets shall be arrived based on the width preceding widening, (if any done,) of that part of the road / street. In cases where Railway line abuts on one side, the proposed widening shall be totally on the other side.

3)In cases where street alignment are shown on one side or unequally on both sides of an existing road, then it should be left as shown in the plan.

4)In cases of roads falling in the boundaries of the approved DDPs, the street alignments shall be followed in the adjoining non-DDP area (i.e. area covered by this Master Plan) also.

ANNEXURE V

[DR.NO. 14(1) A (vii)]

List of cottage industries

1. Areca nut cutting
2. Appalam Manufacturing
3. Bee-Keeping (Agriculture) Honey and Bee's wax
4. Bakery - Biscuits, Cakes
5. Blanco Cakes
6. Confectionary – Sweets
7. Coffee roasting and grinding
8. Dehydrated fruits and vegetables, dried fruits and dried vegetables
9. Fruit canning
10. Jaggery manufacture, Gur-making from sugarcane, date palm of palmyra and coconut tree, hand made sugar, sugar candy
11. Jam, jellies and preserves
12. Syrups, aerated water, ice making
13. Vermicelli manufacture
14. Apparel and ready-made clothing (including sarees, dhoties)
15. Artificial flowers
16. Alce fibre extraction - palmyrah, coconut fibres
17. Banian manufacture
18. Blanket weaving
19. Block engraving for cloth printing

20. Brush manufacture
21. Button making out of mother of pearl, horns, brass and tin
22. Calico printing
23. Canvas shoes manufacture
24. Embroidery, knitting, crochets and needle work
25. Hosiery (with hand and power)
26. Laundry and cleaning clothes
27. Leather goods making, boots, shoes, chappals, slippers, bed straps.
28. Ornaments and jewellery (including bangles, combs).
29. Ornamental Leather craft, money-purses, handbags.
30. Weaving cotton, wool, tusser, jute, matka, silk
31. Spinning cotton wool in charkas
32. Tailoring
33. Woollen fabrics and woollen goods
34. Wool clipping and grading
35. Fly shuttles, looms making
36. Ribbon manufacture
37. Cane furniture (also cane and basket ware, matting) 38. Cement ware works.
39. Coir, coir making, rope
40. Candle sticks manufacture
41. Agarbathi making
42. Manufacture of Cardboard and cardboard boxes
43. Clay modelling, papier mache works
44. Crayons
45. Engraving on metals
46. Enamellings
47. Handmade paper and pulp paper cutting and paper fans 48. Inks, inkpads (for rubber stamps)
49. Lapidaries work
50. Musical instruments – stringed or reed
51. Painting on blanks and glass
52. Perfumery – essential oils and scents
53. Pith works – pith hat, garlands, flower
54. Printing and allied trade – book binding, block making 55. Soap making
56. Koraimats, plates, baskets, handbags, window screen
57. Palmyrah leaf – fancy and utility articles midribs
58. Palmyrah fibre – brush making
59. Palmyrah rafters and stems – furniture, cots, weaving of cots and seating from stem strips
61. Wood turners industry, other wood works
61. Fibre and fibre products
62. Icons
63. Match sticks manufacture (– manufacture of splints with wood only)
64. Fountain pen manufacture
65. Minor Radio parts manufacture
66. Braided cord manufacture
67. Storing of articles in frigidaries
68. Toys
69. Slips
70 Decorticating dhall by hand grinding
71.Twisting and throwing of silks and cotton yarns
72. Twisting and winding of silk thread, cotton thread, artificial yarns
73. Wax coating on paper and cloth.

ANNEXURE VI

[DR.No.15 (1) A (ix) &16 (1) A (iv)]

Industries classified as "Green"

1 Washing of used sand by hydraulic discharge
2 Atta – chakkies
3 Rice Mills
4 Ice Boxes
5 Dhall mills
6 Groundnut decorticating (dry)
7 Chilling
8 Tailoring and garment making
9 Cotton and woollen hosiery
10 Apparel making
11 Handloom weaving
12 Shoe lace manufacturing
13 Gold and silver thread and saree work
14 Gold and silver smithy
15 Leather foot wear and leather products excluding tanning and hide processing 16 Musical instruments manufacturing
17 Sports goods
18 Bamboo and cane products only dry operations
19 Cardboard box and paper products (paper and pulp manufacture excluded) 20 Insulation and other coated papers (paper and pulp manufacture excluded) 21 Scientific and mathematical instruments
22 Furniture (wooden and steel)
23 Assembly of domestic electrical appliances
24 Radio assembling
25 Fountain pens
26 Polythene, plastic and PVC goods through extraction/moulding
27 Rope (Cotton and Plastic)
28 Carpet weaving
29 Assembly of Air coolers, conditioners
30 Assembly of by-cycles, baby carriages and other small non-motorised vehicles.
31 Electronic equipment (assembly)
32 Toys
33 Candles
34 Carpentry excluding saw-mill
35 Cold storages (small scale)
36 Oil ginning/expelling (No hydrogenation and no refining) 37 Jobbing and machining
38 Manufacture of steel, trunks and suitcases
39 Paper pins and 'U' clips
40 Block making and card printing
41 Optical frames
42 Tyres retreading
43 Power looms and handlooms (without dyeing and bleaching) 44 Printing press
45 Garment stitching, tailoring
46 Thermometer making
47 Foot wear (rubber)
48 Plastic processed goods
49 Medical and surgical instruments
50 Electronic and Electrical goods
51 Rubber Goods industries
52 Factory product, Biscuits and confectionaries
53 Instant tea/Coffee processing
54 Malted food

ANNEXURE VII

Industries classified as "Orange" 1

Manufacture of mirror from sheet glass and photo framing 2 Surgical gauzes and bandages
3 Wires, Pipes, Extruded shapes from metals
4 Automobiles servicing and repair stations
5 Ice cream
6 Mineralised water and soft drinks bottling plants
7 Steel furniture, fasteners, etc.
8 Fragrance, flavours and food additives
9 Aerated water/soft drinks
10Light Engineering industry excluding fabrication & forging
11Plastic industries like injection moulding
12Readymade garment industries
13Flour Mills upto 20 horse powers
14Desizing of fabrics
15Washing of fabrics
16Trimming, Cutting, Using and blanching of fruits and vegetables 17Washing of equipments and regular food washing using cooling water 18Separated milk and whey
19Steeping and processing of grain
20Bleaching
21Degreasing
22Phosphating
23Dyeing and Printing
24Cooking of fibres, digesting
25Juicing of sugarcane, extraction of sugar
26Filtration, Centrifugation, Distillation of edible oils
27Pulping and fermenting of coffee beans
28Electroplating, Galvanising
29Cotton spinning and weaving
30Polishing
31Surface quoting
32Granite Industry except quarrying
33Formulations of pharmaceuticals
34Dyeing and printing (small units)
35Laboratory ware
36Wire drawing (cold process) and bailing straps 37Potassium permanganates
38Textile industry
39Dyes and Dyestuff
40DM plant exceeding 20 kilo litres per day capacity

ANNEXURE VIII

[DR.No.18 (1) A (ii)]

List of Industries Permissible in Special and Hazardous Industries Zone

(1). All Industries classified as "RED" by TNPCB

1. Lime Manufacture
2. Ceramics
3. Sanitary wares
4. Tyres and Tubes 5. Refuse incineration
6. Large flour mills
7. Vegetable oils including solvent extracted oils
8. Soap with/without steam boiling process and synthetic detergent formulations 9. Steam generating plants
10. Manufacture of machineries and machine tools and equipments
11. Manufacture of office and househol nvolving use of fossils fuel

combustion

12. Industrial gases (only nitrogen, oxygen and O_2)
13. Miscellaneous glass wears without involving use of fossil fuel combustion 14. Optical glass
15. Petroleum, storage and transfer facility
16. Surgical and medical products including prophylactic and latex products 17. Manufacture of power driven pumps, compressors, and Refrigeration units, fire fighting equipments, etc.
18. Acetylene (synthetic)
19. Glue and gelatin
20. Metallic sodium
21. Photographic films, papers and photographic chemicals
22. Plant nutrients (manure)
23. Ferrous and non-ferrous metals extraction, refining, casting/forging, alloy making processing, etc.
24. Dry coal processing / mineral processing, industries like sintering, beneficiation, pelletisation, etc.
25. Phosphate rock processing plants.
26. Cement plants with horizontal rotary kilns
27. Glass and Glass products involving use of coal
28. Petroleum refinery
29. Petro-chemical industries
30. Manufacture of lubricating oils and greases
31. Synthetic rubber manufacture
32. Coal, oil, nuclear and wood based thermal power plants
33. Vanaspathi hydrogenated, vegetable oils/industrial purposes
34. Sugar Mills (white and khandasari)
35. Craft paper mills
36. Coke oven by-products and coal tar – distillation products
37. Alkalis
38. Caustic soda
39. Potash
40. Electro thermal product (artificial abrasives, calcium carbide, etc.)
41. Phosphorus and its compounds
42. Acids and their salts (organic and inorganic)
43. Nitrogen compound (cyanides, cynamides and other nitrogen compounds) 44. Explosives (including Industrial explosives, detonators and fuses)
45. Phthalic an hydrides
46. Process involving chlorinated hydro carbon
47. Chlorine, fluorine, aromine, iodine and their compounds
48. Fertilizer industries
49. Paper board and straw board
50. Synthetic fibres
51. Insecticides, fungicides, herbicides and pesticides (basic manufacture and formulation)
52. Basic drugs
53. Alcohol (industrial or potable) 54. Leather industry including tanning and processing
55. Coke making, coal liquefaction and fuel gas making industries
56. Fibre glass production and processing
57. Refractory
58. Manufacture of pulp - wood pulp, mechanical or chemical (including dissolving pulp) and/paper making.
59. Pigment dyes and their intermediates.
60. Industrial carbons (including graphite, electrodes, anodes, midget electrons, graphite, blocks, crucibles, gas carbons activated, carbon synthetic diamonds, carbon black, black, lamp etc.)
61. Electro chemicals (other than those covered under alkali group)
62. Paints, enamels and varnishes

63. Poly propylene
64. Poly vinyl chloride
65. Chlorates, per chlorates and peroxides
66. Polishes
67. Synthetic resin and plastic products

ANNEXURE IX

[DR.No.24 (1) a (i) &28 (25)]

Areas set apart for Multi Storeyed Buildings

Multistoreyed Buildings are permissible in the Chennai Metropolitan Area excluding the following areas: -

(a)Area bounded by two arms of Cooum river starting near Park Station to the mouth of Cooum river (Napier Bridge) generally known as Island Grounds.

(b)Approved residential layouts excepting such plots / sites which have been reserved for construction of Multistoreyed Buildings

(c) Aquifer Recharge Area bounded in

the North by City limits
the East by Bay of Bengal
the West by Buckingham Canal
the South by Chennai Metropolitan Area boundary

(d) Redhills Catchments Area stated in the regulation no. 24 (2) (c)

ANNEXURE – X

[DR No. 24(2)(a)]

Notification on Coastal Regulation Zone

(Ministry of Environment & Forests, New Delhi, the 19th February, 1991

(as amended up to July 2003) 1 S.O.114 (E). - Whereas a Notification under Section 3(1) and Section 3(2)(v) of the Environment (Protection) Act, 1986, inviting objections against the declaration of Coastal Stretches as Coastal Regulation Zone (CRZ) and imposing restrictions on industries, operations and processes in the CRZ was published vide S.O. No.944 (E) dated 15th December 1990.

And whereas all objections received have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by Clause (d) of sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986, and all other powers vesting in its behalf, the Central Government hereby declares the coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) upto 500 metres from the High Tide Line (HTL) and the land between the Low Tide Line (LTL) and the HTL as Coastal Regulation Zone; and imposes with effect from the date of this Notification, the following restrictions on the setting up and expansion of industries, operations or processes, etc. in the said Coastal Regulation Zone (CRZ).

(i) For the purposes of this notification, the High Tide Line means the line on the land upto which the highest water line reaches during the spring tide. The High Tide Line shall be demarcated uniformly in all parts of the country by the demarcating authority or authorities so authorised by the Central Government, in accordance with the general guidelines issued in this regard.

(ii) The distance from the High Tide Line shall apply to both sides in the case of rivers, creeks and backwaters and may be modified on a case to case basis for reasons to be recorded in writing while preparing the Coastal Zone Management Plans provided that this distance shall not be less than 100 meters or the width of the creek, river or backwaters, which ever is less. The distance up to which development along rivers, creeks and backwaters is to be regulated shall be governed by the distance up to which the tidal effects are experienced which shall be determined based on salinity er thousand(ppt). For the purpose of

this notification ,the salinity measurements shall be made during the driest period of the year and the distance upto which tidal effects are experienced shall be clearly identified and demarcated accordingly in the Coastal Zone Management Plans.

1 Note: The following amendments were not included in this notification: 1(b)(A)(i) in S.O.838 (E) dated 24th July 2000 (relating to Andaman & Nicobar Island), S.O.

725 (E) dated 24th June 2003 (copy not available)

ii)For amendments, Notifications of the MEF,GOI to be referred

2. Prohibited Activities:

The following activities are declared as prohibited within the Coastal Regulation Zone, namely:

(i) setting up of new industries and expansion of existing industries, except (a)10 those directly related to water front or directly needing foreshore facilities (b) Projects of Department of Atomic Energy;and (c) non-polluting industries in the field of information technology and other service industries in the Coastal Regulation Zone of Special Economic Zones (SEZ)

provided that (a) facilities for generating power by non conventional energy sources and setting up of desalination plants may be permitted within the said zone in areas not classified as CRZ-I(i); and (b) construction of airstrips in the said zone in areas not classified as CRZ-I(i) may also be permitted in the Islands of Lakshadweep and Andaman & Nicobar by Government of India in the Ministry of Environment & Forests.

(ii) manufacture or handling or storage or disposal of hazardous substances as specified in the Notifications of the Government of India in the Ministry of Environment and Forests No. S.O. 594(E) dated 28th July 1989, S.O. 966(E) dated 27th November, 1989 and GSR 1037(E) dated 5th December, 1989; except transfer of hazardous substances from ships to ports, terminals and refineries and vice versa in the port areas:

Provided that, facilities for receipt and storage of petroleum products and Liquefied Natural Gas as specified in Annexure-III appended to this notification and facilities for regasification of Liquefied Natural Gas, may be permitted within the said Zone in areas not classified as CRZ-I (i), subject to implementation of safety regulations including guidelines issued by the Oil Industry Safety Directorate in the Government of India, Ministry of Petroleum and Natural Gas and guidelines issued by the Ministry of Environment and Forests and subject to such further terms and conditions for implementation of ameliorative and restorative measures in relation to the environment as may be stipulated by the Government of India in the Ministry of Environment and Forests

(iii) Setting up and expansion of fish processing units including warehousing (excluding hatchery and natural fish drying in permitted areas);

Provided that existing fish processing units for modernisation purposes may utilise twenty five per cent additional plinth area required for additional equipment and pollution control measures only subject to existing Floor Space index/ Floor Area Ratio norms and subject to the condition that the additional plinth area shall not be towards seaward side of existing unit and also subject to the approval of State Pollution Control Board or Pollution Control Committee.

(iv) setting up and expansion of units/mechanism for disposal of waste and effluents, except facilities required for discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974; and except for storm water drains;

(v) discharge of untreated wastes and effluents from industries, cities or towns and other human settlements. Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time period not exceeding three years from the date of this notification;

(vi) dumping of city or town waste for the purposes of landfilling or otherwise; the existing practice, if any, shall be phased out within a reasonable time not exceeding three years from the date of this Notification;

(vii) dumping of ash or any wastes from thermal power stations;

(viii) Land reclamation, bunding or disturbing the natural course of sea water except those required for construction or modernisation or expansion of ports, harbours, jetties, wharves, quays, slipways, bridges and sea-links and for other facilities that are essential for activities

permissible under the notification or for control of coastal erosion and maintenance or clearing of water ways, channels and ports or for prevention of sandbars or for tidal regulators, storm water drains or for structures for prevention of salinity ingress and sweet water recharge:

provided that reclamation for commercial purposes such as shopping and housing complexes, hotels and entertainment activities shall not be permissible;

(ix) Mining of sands, rocks and other substrata materials, except (a) those rare minerals not available outside the CRZ areas and (b) exploration and extraction of Oil and Natural Gas

Provided that in the Union territory of the Andaman and Nicobar

Islands, mining of sand may be permitted by a committee constituted

by the Lieutenant Governor of the Andaman and Nicobar Islands

consisting of – (1) the Chief Secretary Andaman & Nicobar

Administration; (2) Secretary, Department of Environment; (3)

Secretary, Department of Water Resources; and (4) Secretary,

Andaman Public Works Department:

Provided further that the Committee may permit mining of sand upto 44,102 cu.m. for construction purposes on a case to case basis, for the period on and from the 1st day of April, 2003 to the 31st day of March, 2004 from sites selected, inter-alia, based on rate of replenishment or deposition of sand:

Provided also that the permission as may be granted under this sub-

paragraph for mining of sand shall be based on mining plans and

shall stipulate sufficient safeguards to prevent damage to the

sensitive coastal eco-system including corals, turtles, crocodiles,

birds nesting sites and protected areas.

(x) harvesting or drawal of ground water and construction of mechanisms therefore within 200 m of HTL; in the 200m to 500m zone it shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries;

Provided that drawal of ground water is permitted, where no other source of water is available and when done manually through ordinary wells or hand pumps, for drinking and domestic purposes, in the zone between 50 to 200 m from High Tide Line in case of seas, bays and estuaries and within 200 m or the CRZ, whichever is less, from High Tide Line in case of rivers, creeks and backwaters subject to such restrictions as may be deemed necessary, in areas affected by sea water intrusion, that may be imposed by an authority designated by State Government/Union Territory Administration.

(xi) construction activities in CRZ -I except as specified in Annexure -I of this notification;

(xii) any construction activity between the Low Tide Line and High Tide Line except facilities for carrying treated effluents and waste water discharges into the sea, facilities for carrying sea water for cooling purposes, oil, gas and similar pipelines and facilities essential for activities permitted under this Notification; and

(xiii) dressing or altering of sand dunes, hills, natural features including landscape changes for beautification, recreational and other such purpose, except as permissible under this Notification.

3. Regulation of Permissible Activities:

All other activities, except those prohibited in para 2 above, will be regulated as under:

(1) Clearance shall be given for any activity within the Coastal Regulation Zone only if it requires water front and foreshore facilities. The assessment shall be completed within a period of ninety days from receipt of the requisite documents and data from the project authorities, and the decision shall be conveyed within thirty days thereafter.

(2) The following activities will require environmental clearance from the Ministry of Environment and Forests, Government of India, namely:

(i) Construction activities related to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as. slipways, jetties, wharves, quays; except for classified operational component of defence projects for which a separate procedure shall be followed. (Residential buildings, office buildings, hospital complexes, workshops shall

not come within the definition of operational requirements except in very special cases and hence shall not normally be permitted in the CRZ

(ia) the clearance granted shall be valid for a period of five years for the commencement of the construction or operation;

(ii) operational constructions for ports, harbours and light houses and construction activities of jetties, wharves, quays, slip ways, pipelines and conveying system including transmission lines, provided that, environmental clearance in case of constructions or modernization or expansion of jetties and wharves in the Union territory of Lakshadweep for providing embarkation and disembarkation facilities shall be on the basis of a report of scientific study conducted by the Central Government or any agency authorized or recognized by it suggesting environmental safeguard measures required to be taken for minimizing damage to corals and associated biodiversity ;

(ii)a Exploration and extraction of oil and natural gas and all associated activities and facilities thereto;

(iii) Thermal Power Plants (only foreshore facilities for transport of raw materials facilities for intake of cooling water and outfall for discharge of treated waste water/cooling water); and

(iiia) Housing schemes in CRZ area as specified in sub-paragraph (2) of paragraph 6

(iii b) Mining of rare minerals;

(iii c) Specified activities/facilities in SEZ subject to one time approval by the Government of India in the Ministry of Environment and Forests to such activities based on the Master Plan of SEZ, spatial distribution of projects to be located in CRZ and such other information as may be required for the purpose.

(iii d) facilities for generating power by non conventional energy sources, desalination plants and weather radars;

(iii e) airstrips and associated facilities in Lakshadweep and Andaman and Nicobar Islands.

(iv) Demolition or reconstruction of -

(i) buildings of archaeological or historical importance

(ii) heritage buildings; and

(iii) buildings under public use.

Explanation : - For the purpose of this clause iv, 'public use' shall include use for purposes of worship, education, medical care and cultural activities.

(iv) All other activities with investment of five crore rupees or more:

Provided that activities involving investment of less than five crore rupees shall be regulated by the concerned authorities at the State or Union territory level

in accordance with the provision of sub-paragraph (2) of paragraph 6 of Annexure-I of this notification.

(3) (i) The Coastal States and Union Territory Administrations shall prepare, within a period of one year from the date of this Notification, Coastal Zone Management Plans identifying and classifying the CRZ areas within their respective territories in accordance with the guidelines given in Annexures I and II of the Notification and obtain approval (with or without modifications) of the Central Government in the Ministry of Environment & Forests;

(ii) Within the framework of such approved plans, all development and activities within the CRZ other than those covered in para 2 and para 3(2) above shall be regulated by the State Government, Union Territory Administration or the local authority as the case may be in accordance with the guidelines given in Annexure-I and II of the Notification; and

(iii) In the interim period till the Coastal Zone management Plans mentioned in para 3(3) (i) above are prepared and approved, all developments and activities within the CRZ shall not violate the provisions of this Notification. State Governments and Union Territory Administrations shall ensure adherence to these regulations and violations, if any, shall be subject to the provisions of the Environment (Protection) Act, 1986.

4. Procedure for monitoring and enfor

The Ministry of Environment & Forests and the Government of State or Union Territory and such other authorities at the State or Union Territory levels, as may be designated for this purpose, shall be responsible for monitoring and enforcement of the provisions of this notification within their respective jurisdictions.

Annexure - I

COASTAL AREA CLASSIFICATION AND DEVELOPMENT REGULATIONS

Classification of Coastal Regulation Zone:

6(1) For regulating development activities, the coastal stretches within 500 metres of High Tide Line on the landward side are classified into four categories, namely:

Category I (CRZ-I):

(i) Areas that are ecologically sensitive and important, such as national parks/marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/historically/heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as may be declared by the Central Government or the concerned authorities at the State/Union Territory level from time to time.

(ii) Area between Low Tide Line and the high Tide Line.

Category-II (CRZ-II):

The areas that have already been developed upto or close to the shoreline. For this purpose, "developed area" is referred to as that area within the municipal limits or in other legally designated urban areas which is already substantially built up and which has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains.

Category-III (CRZ-III):

Areas that are relatively undisturbed and those which do not belong to either Category-I or II. These will include coastal zone in the rural areas (developed and undeveloped) and also areas within Municipal limits or in other legally designated urban areas which are not substantially built up.

Category-IV (CRZ-IV):

Coastal stretches in the Andaman & Nicobar, Lakshadweep and small islands, except those designated as CRZ-I, CRZ-II or CRZ-III.

Norms for Regulation of Activities.

6(2) The development or construction activities in different categories of CRZ area shall be regulated by the concerned authorities at the State/Union Territory level, in accordance with the following norms:

CRZ-I

No new construction shall be permitted in CRZ- I except

(a) Projects relating to Department of Atomic Energy and

(b) Pipelines, conveying systems including transmission lines

(c) facilities that are essential for activities permissible under CRZ-I.

(d) operational construction of jetties, wharves or construction, development or modernization of jetties and wharves in the Union territory of Lakshadweep for providing embarkation or disembarkation facilities on the basis of a scientific study report conducted by the Central Government or any agency authorized or recognized by it suggesting environmental safeguard measures required to be taken for minimizing damage to corals and associated bio-diversity; and

(e) installation of weather radar for monitoring of cyclone movement and prediction by Indian Meteorological Department.; Between the LTL and the HTL, activities as specified under paragraph 2 (xii) may be permitted.

In addition, between LTL and HTL in areas which are not ecologically sensitive and important, the following may be permitted:

(a) Exploration and extraction of Oil and Natural Gas,

(b) activities as specified under proviso of sub-paragraphs (i) and (ii) of paragraph 2,

(c) Construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads, jetties, water supply, drainage, sewerage which are required for traditional inhabitants of the Sunderbans Bio-sphere reserve area, West Bengal, on a case to case basis, by the West Bengal State Coastal Zone Management Authority

(d) salt harvesting by solar evaporation of sea water.

(e) desalination plants, and

(f) storage of non hazardous cargo such as edible oil, fertilizers and food grain within notified ports.

CRZ-II

(i)Buildings shall be permitted only on the landward side of the existing road (or roads approved in the Coastal Zone Management Plan of the area) or on the landward side of existing authorised structures. Buildings permitted on the landward side of the existing and proposed roads/existing authorised structures shall be subject to the existing local Town and Country Planning Regulations including the existing norms of Floor Space Index/Floor Area Ratio:

Provided that no permission for construction of buildings shall be given on landward side of any new roads (except roads approved in the Coastal Zone Management Plan) which are constructed on the seaward side of an existing road.

Provided further that the above restrictions on construction, based on existing roads/authorised structures, roads proposed in the approved Coastal Zone Management Plans, new roads shall not apply to the housing schemes of State Urban Development Authorities implemented in phases for which construction activity was commenced prior to 19th February, 1991 in atleast one phase and all relevant approvals from State/Local Authorities were obtained prior to 19th February, 1991; in all such cases specific approval of the Ministry of Environment and Forests would be necessary on a case to case basis.

(ia) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-III appended to this notification and facilities for regasification of liquefied natural gas subject to the conditions as mentioned in para 2(ii)

(ib) desalination plants

(ic) storage of non hazardous cargo such as edible oil, fertilizers and food grain in notified ports.

(id) facilities for generating power by non conventional energy sources.

(ie) construction of airstrips and associated facilities in the Islands of Lakshadweep and Andaman and Nicobar.

(ii)Reconstruction of the authorised buildings to be permitted subject to the existing FSI/FAR norms and without change in the existing use.

(iii)The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

CRZ-III

(i) The area upto 200 metres from the High Tide Line is to be earmarked as 'No Development Zone' provided that such area does not fall within any notified port limits or any notified Special Economic Zone. No construction shall be permitted within this zone except for repairs of existing authorised structures not exceeding existing FSI, existing plinth area and existing density, and for permissible activities under the notification including facilities essential for such activities. However, the following uses /activities may be permissible in this zone – agriculture, horticulture, gardens, pastures, parks, play fields, forestry, ,mining of rare minerals projects relating to the Department of Atomic Energy and salt manufacture from sea water, facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-III appended to this notification and facilities for regasification of liquefied natural gas subject to the conditions as mentioned in para 2(ii), facilities for generating power by non conventional energy sources, desalination plants, weather radars and construction of airstrips and associated facilities in the Islands of Lakshadweep and Andaman and Nicobar.

(ia) Construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads and provision of facilities for erage which are required for the local

inhabitants may be permitted, on a case to case basis, by the Central Government or Coastal Zone Management Authority constituted for the State/Union Territory.

Provided that construction of units or ancillary thereto for domestic sewage treatment and disposal shall be permissible notwithstanding anything contained in sub-paragraph (iv) of paragraph 2 of this notification

(ib) the No Development Zone may be reduced to a minimum of 50 mts in the identified stretches of the Islands in the Union Territory of Andaman and Nicobar Islands selected and declared by the Central Government for promotion of tourism, based on an integrated coastal zone management study conducted or commissioned by the Ministry of Environment & Forests;

(ii) Development of vacant plots between 200 and 500 metres of High Tide Line in designated areas of CRZ-III with prior approval of Ministry of Environment and Forests (MEF) permitted for construction of hotels/beach resorts for temporary occupation of tourists/visitors subject to the conditions as stipulated in the guidelines at Annexure-II.

(iia) facilities for receipt and storage of petroleum products and liquefied natural gas as specified in Annexure-III appended to this notification and facilities for regasification of liquefied natural gas subject to the conditions as mentioned in para 2(ii).

(iib) storage of non hazardous cargo such as edible oil, fertilizers and food grain in notified ports.

(iic) desalination plants

(iid) facilities for generating power by non conventional energy sources.

(iie) construction of airstrips and associated facilities in the Islands of Lakshadweep and Andaman & Nicobar.

(iif) construction and operation of jetties in the Union territory of Lakshadweep.

(iii) Construction/reconstruction of dwelling units between 200 and 500 metres of the High TideLine permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and gaothans. Building permission for such construction/reconstruction will be subject to the conditions that the total number of dwelling units shall not be more than twice the number of existing units; total covered area on all floors shall not exceed 33 percent of the plot size; the overall height of construction shall not exceed 9 metres and construction shall not be more than 2 floors ground floor plus one floor. Construction is allowed for permissible activities under the notification including facilities essential for such activities. An authority designated by State Government/Union Territory Administration may permit construction of public rain shelters, community toilets, water supply, drainage, sewerage, roads and bridges. The said authority may also permit construction of schools and dispensaries, for local inhabitants of the area, for those panchayats the major part of which falls within CRZ if no other area is available for construction of such facilities.

(iv) Reconstruction/alterations of an existing authorised building permitted subject to (i) to (iii) above.

(v) In notified SEZ, construction of non–polluting industries in the field of information technology and other service industries, desalination plants ,beach resorts and related recreational facilities essential for promotion of SEZ as approved in its Master Plan by SEZ Authority may be permitted.

CRZ-IV

Andaman & Nicobar Islands:

(i) No new construction of buildings shall be permitted within 200 metres of the HTL; except facilities for generating power by non conventional energy sources, desalination plants and construction of airstrips and associated facilities.

(ii) The buildings between 50 and 500 metres from the High Tide Line shall not have more than 2 floors (ground floor and first floor),the total covered area on all floors shall not be more than 50 per cent of the plot size and the total height of construction shall not exceed 9 metres;

(iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

(iv) (a) Corals from the beaches and coastal waters shall not be used for construction and other purposes.

(b) sand may be used from the beaches and coastal waters, only for construction purpose upto the 31st day of March, 2004 and thereafter it shall not be used for construction and other purposes.

(v) Dredging and underwater blasting in and around coral formations shall not be permitted; and

(2) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or II or III with the prior approval of Ministry of Environment and Forests and in such designated stretches, the appropriate regulations given for respective Categories shall apply.

Lakshadweep and small Islands:

(i) For permitting construction of buildings, the distance from the High Tide Line shall be decided depending on the size of the islands. This shall be laid down for each island, on the basis of integrated coastal zone management study and with approval of the Ministry of Environment & Forests, keeping in view the land use requirements for specific purposes vis-à-vis local conditions including hydrological aspects erosion and ecological sensitivity;

(ia) facilities for generating power by non conventional energy sources;

(ib) desalination plants;

(ic) construction of airstrips and associated facilities;

(id) operational construction of jetties and wharves or construction, development or modernization of jetties and wharves on the basis of a scientific study conducted by the Central Government or any agency authorized or recognized by it on a case to case basis suggesting environmental safeguard measures required to be taken for minimizing damage to corals and associated biodiversity.

[ii] The buildings within 500 metres from the HTL shall not have more than 2 floors (ground floor and 1st floor), the total covered area on all floors shall not be more than 50 per cent of the plot size and the total height of construction shall not exceed 9 metres;

(iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style;

(iv) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes;

(v) Dredging and underwater blasting in and around coral formations shall not be permitted; and

(vi) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or II or III, with the prior approval of Ministry of Environment & Forests and in such designated stretches, the appropriate regulations given for respective Categories shall apply.

Annexure – II

GUIDELINES FOR DEVELOPMENT OF BEACH RESORTS/HOTELS IN THE DESIGNAED AREAS OF CRZ-III FOR TEMPORARY OCCUPATION OF TOURIST/VISITORS, WITH PRIOR APPROVAL OF THE MINISTRY OF ENVIRONMENT & FORESTS.

7(1) Construction of beach resorts/hotels with prior approval of MEF in the designated areas of CRZ-III for temporary occupation of tourists/visitors shall be subject to the following conditions:

(i) The project proponents shall not undertake any construction (including temporary constructions and fencing or such other barriers) within 200 metres (in the landward wide) from the High Tide Line and within the area between the Low Tide and High Tide Line;

(ia) live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;

(ib) no flattening of sand dunes shall be carried out;

(ic) no permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts.

(id) construction of basements may be allowed subject to the condition that no objection certificate is obtained from the State Ground Water Authority to the effect that such construction will not

adversely affect free flow of ground water in that area. The State Ground Water Authority shall take into consideration
the guidelines issued by the Central Government before granting such no objection certificate.

Explanation:

Though no construction is allowed in the no development zone for the purposes of calculation of FSI, the area of entire plot including 50% of the portion which falls within the no development zone shall be taken into account.

Provided further that construction for the purpose of tourism development may be permitted beyond 50 mts on the landward side of the High Tide Line in the Union Territories of the Andaman and Nicobar Islands and Lakshadweep Islands based on integrated coastal zone management study conducted by the Ministry of Environment & Forests by itself or through any agency authorized by it in this behalf.

(ii) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 per cent of the plot size i.e. the FSI shall not exceed 0.33. Further, the total covered area of all the floors shall not be more than 50% of the plot size both in the Union Territory of Andaman and Nicobar Islands and the Union Territory of Lakshadweep Islands The open area shall be suitably landscaped with appropriate vegetal cover;

(iii) The construction shall be consistent with the surrounding landscape and local architectural style;

(iv) The overall height of construction upto highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than 2 floors (ground floor plus one upper floor);

(v) Ground water shall not be tapped within 200m of the HTL; within the 200 metre – 500 metre zone, it can be tapped only with the concurrence of the Central/State Ground Water Board;

(vi) Extraction of sand, levelling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500 metres of the High Tide Line;

(vii)The quality of treated effluents, solid wastes, emissions and noise levels, etc. from the project area must conform to the standards laid down by the competent authorities including the Central/State Pollution Control Board and under the Environment (Protection) Act, 1986;

[viii] Necessary arrangements for the treatment of the effluents and solid wastes must be made. It must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent/solid waste shall be discharged on the beach

[ix] To allow public access to the beach, at least a gap of 20 metres width shall be provided between any two hotels/beach resorts; and in no case shall gaps be less than 500 metres apart; and

[x] If the project involves diversion of forest land for non-forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained. The requirements of other Central and State laws as applicable to the project shall be met with.

[xi] Approval of the State/Union Territory Tourism Department shall be obtained.

7(2) In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other areas as may notified by the Central/State Government/Union Territories) construction of beach resorts/hotels shall not be permitted.

Annexure - III

[See paragraph 2, sub-paragraph (ii)]

List of Petroleum Products Permitted for Storage in Coastal Regulation Zone except CRZ I; Crude Oil;

i. Liquefied Petroleum Gas
ii. Motor Spirit;
iii. Kerosene;
iv. Aviation Fuel;
v. High Speed Diesel;
vi. Lubricating Oil;
vii. Butane;
viii. Propane;

ix. Compressed Natural Gas;
x. Naphtha;
xi. Furnace Oil;
xii. Low Sulphur Heavy Stock.
xiii. Liquefied Natural Gas (LNG)

Environmental clearances accorded by the Ministry of Surface Transport from 9th July 1997 till the publication of this notification are valid. All proposals for environment clearance pending with the Ministry of Surface Transport stand transferred to Ministry of Environment and forests from the date of publication of this notification.

[The principal notification was published in the Gazette of India vide number S.O. 114(E), dated, the 19th February, 1991 (Corrigendum number S.O 190(E) dated 18th March 1991) and subsequently amended]

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ANNEXURE XI

[DR No. 24(2)(b)]

Regulation for developments in the Aquifer Recharge Area

(1) In the interest of maintaining the aquifers in the area and to realise the full benefits of recharge into this aquifer during precipitation, this aquifer recharge area that serve as one of the major sources for city water supply has been declared as aquifer recharge area restricted for development. Details of villages covered in the aquifer recharge area are given in Map no MP-II/CMDA.10/2008 and it is bounded by city limits in the north, CMA limits in the south, B'canal in the west and coastal line in the east falling in the following villages:

(i) Kottivakkam
(ii) Palavakkam
(iii) Neelankarai
(iv) Okkiamthuraipakkam
(v) Injambakkam
(vi) Karapakkam
(vii)Sholinganallur
(viii)Uthandi

(2) Parts of the Restricted Development Zonearea to a depth of 500 m from the High Tide Line of the sea and 100 m from the Buckingham canal lie in the Coastal Regulation Zone as per the Coastal Zone Management Plan. Developments there in shall also be subject to the Coastal Zone Regulation notified by Government of India under the Environment (Protection) Act, 1986 and the amendments made from time to time.

(3) In the Restricted Development Zone, Ordinary residential and commercial buildings, institutional and other non-Multi Storeyed Buildings shall be permitted only for the following purposes and accessory uses.

A. Normally Permissible Category.

(i) Any ordinary residential building including dwelling, detached, semi-detached, tenements or flats and service apartments.

(ii) Professional consulting offices and incidental uses thereto occupying a floor area not exceeding 40 sq.m. and G+1 floors in height

(iii) Schools of Commerce including Tutorial Institutions not exceeding 100 sq.m. in floor area and G+1 floors in height

(iv) Petty shops dealing with daily essentials like retail sale of provisions, soft drinks, etc., tea stalls, bakery, confectionary, retail shops, mutton stalls, milk kiosk, cycle repair shops, tailoring shops etc. occupying a floor area not exceeding 40 sq.m. and G+1 floors in height

(v) Nursery schools, Primary Schools, High Schools, Higher Secondary Schools, Libraries and reading rooms.

(vi) Parks, play grounds, farms, gardens, nurseries, including incidental buildings thereon

(vii)Cottage industries listed in G.O.Ms.Nos.565 and 566 dated 12.3.1962 as amended and indicated in Annexure V (with number of workers not exceeding 8 and electric machineries not exceeding 5 H.P.) with G+1 floors in height

(viii)Storage of domestic cooking gas cylinders not exceeding 300 M_2 in floor area subject to the conditions prescribed in G.O.M.sNo.329 dated 24.2.1977 viz. necessary the Applicant should obtain clearance from the Director of Fire & Rescue Services and from the Dept. of Explosives of the Govt. of India.

B Permissible with the special sanction of the CMDA:

i) Hostels and dormitories not exceeding 500 sq.m. in floor area and G+1 floors in height

ii) Working women's hostel / old age homes with G+1 floors in height

iii)

Assembly halls, welfare institutions not exceeding 300m_2 in floor area and 15.25m in height (upto crown level in case of leaned roofs).

iv) Govt./Semi Govt. Offices, Banks, Pay Offices, Post Office, Offices of Electricity Board, Tamil Nadu Cooperative Milk Producers Federation Limited, etc.

occupying a floor area not exceeding 300 sq.m. and G+1 floors in height v) Daily or weekly markets serving local needs not exceeding G+1 floors.

vi) Transport depots. bus terminals and railway stations.

vii) Service industries serving the local needs such as flourmills, repair shops, service workshops with installations not exceeding 15 HP, 300m_2 in floor area and G+1 floor in height.

viii) Public Utility Buildings like sewage-pumping stations, water works, Fire stations, Telephone exchanges not exceeding 15.25m in height.

ix) Restaurants not exceeding 300 sq.m. in floor area with G+1 floors in height provided the width of the abutting road is minimum 10 metres

x) Clinics, Nursing Homes, Dispensaries and other Health facilities not exceeding 300 sq.m. in floor area with G+1 floors in height provided the width of the abutting road is minimum 10 metres

xi)

Departmental stores with a floor area not exceeding 100 Sq.m and with G+1 floors in height provided the width of the abutting road is minimum 10 metres xii) Fuel filling stations and service stations with installations not exceeding 5 HP and with G+1 floors in height provided the width of the abutting road is minimum 10 metres

xiii) Swimming Pools attached to residential activity in a plot.

xiv) Air-conditioned Cinema Theatres and open-air theatres not exceeding 15.25m in height abutting min. 12 m wide road.

xv) Burning burial grounds, crematoria and cemeteries.

xvi) Religious buildings not exceeding 300 sq.m. in floor area

xvii) On plots/sites not less than 1 Hect. in extent:

(a)Beach cottages, hotels and tourism-based developments as may be decided by the Authority not exceeding 15.25m in height.

(b)Recreational activities not exceeding 15.25m. in height

(c)Educational, technical and research institutions not exceeding 15.25m in height

(4) (a) In the Natham sites, and the sites shown as EWS Area in the Master Plan Map the activities listed as A(i) to (viii) and B(i) to (xii) are only permissible.

(b) In other areas, all the activities listed in (3)A and (3)B are permissible.

(c) Permissible non-residential activity shall be limited to one in a subdivision / plot in cases where it is a residential plot in an approved layout.

(5) The extent of the site, plot coverage, FSI, Set back, etc. for the developments shall be regulated as given below:

(i) Ordinary Residential / Commercial Buildings and Other Small developments:

- Ordinary residential / predominantly residential, clinics, Dispensaries, Nursing homes stated above
- Working women hostels stated above
- Service apartments stated above
- Cottage industries (with number of lectric machineries

not exceeding 5 H.P.) stated above

- Nursery schools, primary schools not exceeding 300 sq.m.
- Reading rooms, libraries, post office, EB office, telegraphic office, Local body maintenance offices not exceeding 300 sq.m.
- Govt., semi Govt. office stated above
- Religious building stated above

	Natham/declared EWS areas / EWS plots	Other Areas	
Minimum plot extent	80 sq.m.	440 sq.m.	
Minimum frontage	4.5m	15m	
Max. FSI	1.00	0.80	
Max. Plot coverage	50%	40%	
Max. height	8.5m (G+1 or stilt +2 floors)	8.5m (G+1 or stilt +2 floors)	
Min. set back: In accordance with the Rule 8 Where street alignment and building lines have not been specified, it shall be as given below.			
Min. Front Set Back	1.5m	**Abutting road Width**	**Min. FSB**
		Upto 10m	1.5 m
		Above 10m but less than 15.25m	3.0 m
		Above 15.25 m but less than 30.5m	4.5 m
		Above 30.5 m	6.0 m
SSB	Nil	2m on either side	
RSB	Nil	2m	

Note:

(a) Other parameters such as Parking, width of corridor etc shall be regulated as provided elsewhere in this DR.

(b) For New Sub-divisions and layouts, plot extent and frontage shall be minimum as prescribed above.

(c) In cases of earlier approved layout plots / approved sites, it shall be as per the approved layout plan / approved site plan and no further sub division shall be allowed / recognised after the date of coming into force of these amended DR provisions (date/month/year) unless it satisfies the regulations applicable for development in Restricted Development Zone. Further even in such approved layout plots / approved sites construction for which permissions sought shall comply with these amended DR provisions applicable for developments in RDZ.

(d) In the rear set back of residential premises structures like lavatory, lumber room, garage, etc. not intended for human habitation and servant quarters may be permitted provided that such structures do not occupy more than one-third of the rear width of the site and 6 m from the rear boundary; provided further that the height of such structures do not exceed 4 m measured from the ground level of the site.

(ii) Other large institutional developments such as Religious Buildings, Higher Educational, Technical and Research Institutions shall be regulated with reference to the planning parameters given in the Tables 7 & 8 under DR 25 subject to a maximum FSI of 0.80 and maximum plot coverage of 40%. Assembly halls and other assembly buildings /places of public assembly shall have minimum set back of 6m all around.

(iii) Service industries stated in (3) B (vii) above shall be regulated with reference to the planning parameters given in the Table 3 under DR 25 subject to maximum FSI of 0.80 and maximum plot coverage of 40 %.

(iv) Beach cottages, hotels, tourism based developments and recreational activities stated in sub rule (3) B (xvii) (a) and (b) and also daily or weekly markets and other commercial activities stated above shall be regulated with reference to the DR.25 [Tables 7,8, & 9]/ DR 26/ DR 27 as the case may be, subject to a maximum FSI of 0.80 and maximum plot coverage of 40%.

(6) The laying out and sub division / amalgamation/reconstitution of land for building purposes shall be carried out in accordance with the provisions specified in DR 29 subject to minimum plot extent and frontage as specified above. No new subdivision or layout shall obstruct the access to beach by general public and the developers shall provide access of adequate width to beach when such developments are made

(7] **Rain water harvesting** – (a) Within the site major part of the area which is not covered by the buildings / structures shall not be paved and it shall be maintained as green space with proper rain water harvesting provisions allowing the storm water collected during precipitation percolates below and recharge the aquifer.

(b) Any direction / instruction given by the approving authority in the matter of preservation of the aquifer recharge shall be carried out by the applicant, land owners, buyers, developers. If any direction / instruction is not carried out, action may be taken by the approving authorities to carry out the work and the expenditure incurred for that work shall be collected from those who failed to carry out the direction / instruction as if it is an arrear of land revenue by the authority concerned or by the Taluk Tahsildar.

(c) Any failure to carry out the direction / instruction or fulfill the condition shall be the sufficient ground for ordering for discontinuance of the activity in the premises.

[8] The sewage disposal system within the premises shall be so designed not to pollute the aquifer.

ANNEXURE XII

[DR No. 24(2)(c)]

Regulations for Redhills catchment area

(1). In the interest of maintaining the Redhills and Puzhal lakes catchments area free from possible contamination and to realise the full benefits of surface run off during precipitation the areas in the catchment of these lakes which serve as the major source for city water supply has been declared as Redhills catchment area restricted for development.

(2). Details of the villages covered under the catchment area are given in the Map No. MP-II/CMDA.11/2008 and the villages list is given below:

(1) Attanthangal
(2) Pammadukulam
(3) Pothur
(4) Vellanur (5) Morai
(6) Pulikutti
(7) Tenambakkam
(8) Arakkambakkam (9) Pandeswaram
(10) Melpakkam
(11) Kadavur
(12) Karlambakkam (13) Kilkondaiyur
(14) Alathur
(15) Vellacheri
(16) Pakkam (17) Palavedu
(18) Mittanamallee
(19) Muktha pudupattu
(20) Kovil padagai (21) Vijayanallur
(22) Palaya Erumaivetti palayam
(23) Alamadi
(24) Thirumullaivoyal (Part) - (All S.Nos. north of M.T.H. Road) (25) Nallur (Part) - (All S.Nos. west of G.N.T. Road)
(26) Oragadam (Part) - (All S.Nos. north of Ambattur Redhills Road) (27) Padianallur (Part) - (All S.

(3) In the areas zoned as Primary Residential use zone and Mixed Residential use zone, Industrial use zone (covering the existing industries of National importance) and the areas covered in approved layouts, and areas reserved for commercial exploitation within 122 m. (400 ft.) wide ORR, developments are allowable subject to satisfying zoning regulations and planning parameters prescribed in these rules.

(4) Other use zone classifications such as commercial use zone and Institutional use zone etc have not been made in these villages specifically for prohibition of such activities in this catchment area. Existing authorised activities may continue without expansion or enlargement.

(5) Contiguous Government lands in these areas are deemed to have been zoned for Open space and Recreational use zone for developing social forestry.

(6) No lands shall be reclassified into any urban use zone.

ANNEXURE XIII

[DR.No.24(4)(b)]

Rules for Information Technology Park

1(a) The development of land and building for the purpose of development of Information Technology Park, Software and its associated, computer technology, Bio-Informatics units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concessions stated below and shall be in the following use zones as indicated below:

i) Primary Residential use zone

ii) Commercial use zone

iii) Industrial use zone

iv) Mixed Residential use zone

v) Institutional use zone

vi) Urbanisable use zone

vii) I.T.Corridor zone - lands along the Old Mamallapuram Road (irrespective of its land use zoning in the Master Plan / Detailed Development Plan) bounded by:

North - City limit (Kottivakkam)

South - CMA limit (Semmancheri village)

East - Buckingham Canal

West - about 500 metres from Old Mamallapuram Road, defined in Map No. MP-II/CMDA.14/2008)

(b)Areas: The proposed Information Technology development is permissible in the Chennai Metropolitan Area, subject to the provision of adequate water supply and sewage disposal arrangements to the satisfaction of the Authority in consultation with the Chennai Metropolitan Water Supply and Sewerage Board, Tamil Nadu Pollution Control Board, Local body as the case may be.

2. Activities: Manufacture of hardware, development of software and its associated computer - communication technology applications, bio-informatics units including offices, conference halls and projection theatres connected there with, 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 18 metres in width or gain access from a passage of not less than 18 metres width which connects to a public road of not less than 18 metres width.

4. Site extent: The site extent shall not be less than 1500 Sq.m.

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

Development charge shall be at double the normally leviable rate for the part of the building, which falls in the height exceeding 1.5 times the width of the abutting road.

6. Floor Space Index: The Floor Space Index for such development shall be allowed as normally permissible in Development Regulations, if such proposals falls within the categories listed in the sub rule 1(a) above.

Provided that in case of developments where the site extent is not less than 2000 sq.metres and conforms to other regulations stated above, the Floor Space Index shall be allowed at 1.5 times of the Floor Space Index ordinarily permissible except in Primary Residential use zone within the Chennai City Corporation area.

7. Caution Deposit:

a. Caution Deposit to be made by the applicant before issue of Planning Permission shall be 10% of the guideline value of the land or 20% of the Guideline Value of the land area equal to which the additional floor area is availed, whichever is higher. The caution deposit is acceptable in the form of an irrevocable Bank Guarantee issued in the formatprescribed by CMDA, in favour of Member-Secretary, CMDA from any scheduled bank in Chennai City.

b. The Bank Guarantee shall be kept alive till a final decision is taken by CMDA.

c. The Bank Guarantee towards caution deposit is returnable after a period of five years, from complete occupation and commencement of commercial operation subject to confirmation by a certificate from the Competent Authority (ELCOT) certifying that the building is put into continuous use for IT parks/Bio Informatics units for the said five years.

d. If the building is utilised for any other purpose during this period and the occupancy confirmation certificate from the Competent Authority (ELCOT) is not furnished, the Bank Guarantee shall be invoked and the caution deposit shall be forfeited by transferring the same to CMDA's account.

e. The caution deposit referred to above shall be different from and over and above the security deposit to be paid in the normal course of issue of Planning Permission.

f. The decision of CMDA is final in the invocation/release of Bank Guarantee.

8. Car Parking Standards: The covered Car Parking space will be allowed up to Ground+3 floors above ground level and the same shall not be included in the floor space index/plot coverage.

9. Other Parameters: Except for the above said rules, the developments shall conform to the Development Regulations in respect of all other parameters.

ANNEXURE XIV

DR No. 24(4)(a)

MRTS Influence area

1. MRTS Influence area, for allowing the maximum FSI of 2.00 non- Multistoreyed residential developments with dwelling units each not exceeding 75 sq.metres in floor area is described below [shown in the Map no. MP-II/CMDA.15/2008].

Areas falling in the City Corporation Division no.138, 142, 143, 147, 148, 149, 151, 153, and 154.

ANNEXURE XV

[DR.No.24 (4)(c)]

CIVIL AVIATION REQUIREMENTS FOR CONSTRUCTION IN THE VICINITY OF AN AERODROME **(Extracted from the National Building Code of India)**

A-0. GENERAL

A-0.I For the purpose of this Appendix, the following definitions shall apply.

A-0.I.I AERODROME REFERENCE POINT (ARP) - This is a designated point, which is established in the horizontal plane at or near the geometric centre of the landing area. .

A-0.I.2 APPROACH FUNNEL - See Fig. I.

A-O.1.3 ELEVATION OR REDUCED LEVEL - This is the vertical distance of a point or a level, on or affixed to the surface of the earth, measured from the mean sea level.

A-0.1.4 TRANSITIONAL AREA -It is an area which is below a specified surface sloping upwards and outwards from the edge of the approach funnel and from a line originating at the end of the inner edge of each approach area, drawn parallel to the runway centre line in the direction of landing (see Fig. I).

A-0.1.5 RUNWAY STRIP - See Fig. I.

A-1. PROHIBITED AREA

A-1.1 No building or structure shall be constructed or erected or no tree shall be planted, on any land within the limits specified in A-I.2 andA-i.3 in respect of the aerodromes listed in A-3 and in respect of the aerodrome at Trivandrum.

A-1.2 For the Aerodromes Listed in A3 - These requirements shall be applicable for the land enclosed in approach funnels of the runway with a maximum distance of 360 m measured from each runway and along the extended centre line of the runway. For the purpose of this clause, the requirements of approach funnel and an instrument runway shall be as given in A-I.2.1 to A-I.2.3.

A-I.2.1 Approach funnel in the case of an instrument runway means the area in the shape of an isosceles trapezium having the longer parallel side 4800 m long (2400 m on either side of the extended centre line of the runway) and smaller parallel side 300 m long (150m on either side of the extended centre line of the runway) where the smaller and longer parallel sides are placed at a distance of 60 m and 15060 m, respectively, from the end of the runway and at. right angles to the extended centre line.

A-I.2.2 In the case of a non-instrument runway, the approach funnel means the area in the shape of an isosceles trapezium having the longer parallel side 1800 m long (900 m on either side of the extended centre line of the runway) and smaller parallel side 180 m long (90 m on either side of the extended centre line of the runway), where the smaller and longer parallel sides are placed at a distance of 60 m and 6540 m, respectively, from the end of the runway and at right angles to the extended centre line. Thereafter, the trapezium is fol. lowed by a contiguous rectangular area of that width for the remainder of the length up to a distance of 15 060 m from the end of the runway.

A-I.2.3 An instrument runway is a runway served by visual and non-visual aid or aids providing at least directional guidance adequate for a straight in approach and intended for the operation of aircraft using instrument approach procedures.

A-2. HEIGHT RESTRICTION

A-2.I For the Aerodromes Listed in A-3- No building or structure higher than the height specified in Tables 5 and 6 shall be constructed or erected, or no tree which is likely to grow or ordinarily grows higher than the height specified in the Tables 5 and 6, shall be planted, on any land within a radius of 20 km from ARP of the aerodromes listed in A-J, excluding the land covered by A-I.2.

TABLE: HEIGHT RESTRICTION WITH RESPECT TO APPROACH FUNNELS

Sl.No.	Area	Maximum Permissible Height above the Elevation of the nearest Runway end. (m)
(1)	(2)	(3)
i)	More than 360 m but not exceeding 510 m	6
ii)	More than 510 m but not exceeding 660 m	9
iii)	More than 660 m but not exceeding 810 m	12
iv)	More than 810 m but not exceeding 960 m	15
v)	More than 960 m but not exceeding 1110 m	18
vi)	More than 1110 m but not exceeding 1260 m	21
vii)	More than 1260 m but not exceeding 1410 m	24
viii)	More than l410m but not exceeding 1560 m	27
ix)	More than 1560 m	30

TABLE: HEIGHT RESTRICTION WITH RESPECT TO TRANSITIONAL AREA

Sl.No.	Distance from the inner Boundary of the Transitional Area specified above.	Maximum Permissible Height above the Elevation of the ARP (m)
(1)	(2)	(3)
i)	Up to a distance of 21m	-
ii)	More than 21m but not exceeding 42m	3
iii)	More than 42m but not exceeding 63m	6
iv)	More than 63m but not exceeding 84m	9
v)	More than 84m but not exceeding 105m	12
vi)	More than 105m but not exceeding 126m	15
vii)	More than 126m but not exceeding 147m	18
viii)	More than 147m but not exceeding 168m	21
ix)	More than 168m but not exceeding 189m	24
x)	More than l89m but not exceeding 210m	27
xi)	More than 210m	30

A-2.1.1 Table 5 gives the height restriction with respect to approach funnels and shall be applicable for the land enclosed in the approach funnels of all runways where distan-ces are measured from each end of the runway, along extended centre line of the runway.

A-2.1.2 Table 6 gives height restriction with respect to transitional area and shall be applicable for the land enclosed in the transitional area of all runways at an aerodrome listed in A-3 where distances are measured from the associated runway strip and the edge of the associated approach funnels,

forming the inner boundary of the transitional area and along a line at right angles to the centre line of the runway.

A-3. AERODROMES

A-3.1 Chennai aerodromes runway directions, runway and elevations and ARP elevations are given below:

Sl.No.	Aerodrome	ARP Elevation (in metre)	Runway No.	Runway End Elevation
1	Madras (Chennai)	10.5	07	12
			25	15.5
			12	9
			30	13

ANNEXURE XVI
Parking Requirements

Parking and Parking facilities:

(a) 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 below.

(b) The portion of the site affected by street alignment shall not be reserved for parking.

PART-I

(1) Residential

(A) Corporation Limit, Municipalities, IT Corridor		**(B) Panchayat Areas**	
Dwelling Unit with	No. of Parking Spaces	Dwelling Unit with	No. of Parking Spaces
Floor area upto 25 sqm	Nil	Floor area upto 50 sqm	Nil
Floor area above 25 sqm and upto 50 sqm	1 Two Wheeler space	Floor area above 50 sqm and upto 75 sqm	1 Two Wheeler space
Floor area above 50 sqm and upto 75 sqm	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	Floor area above 75 sqm and upto 100 sqm	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
Floor area above 75 sqm	1 car space for every 75 sqm	Floor area above 100 sqm	1 car space for every 100 sqm
Visitors Parking: In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.			
Note: 1.In cases where the number of car parking spaces required in an ordinary residential building does not exceed 3 in number, separate driveway/aisle is not necessary. 2. In cases of flatted residential development where the number of car spaces required for a dwelling unit does not exceed 2 in number separate aisle is not necessary for the second car space required for that dwelling unit.			

(2) Shops/Shopping Centres/Departmental Stores/Super Markets

(A) Corporation Limit, Municipalities, IT Corridor		**(B) Panchayat Areas**	
Floor Area	No. of Parking Spaces	Floor Area	No. of Parking Spaces

Upto 50 sqm	Nil	Upto 75 sqm	Nil
Above 50 sqm	1 car space and 1 Two wheeler space for every 50 sqm or part thereof excluding the first 50 sqm	Above 75 sqm	1 car space and 1 Two wheeler space for every 75 sqm or part thereof excluding the first 75 sqm

(3) Automobile Showrooms in CMA
1 car space for every 100 sqm of gross area including the office area, service area, wash area, etc. This space is exclusive of the space provided for the display of new vehicles but inclusive of the space required for parking of service vehicles.

(4) Government Offices in CMA

Floor Area	**No. of Parking Spaces**
Upto 500 sqm	1 car space for every 150 sqm or part thereof and 1 Two Wheeler space for every 25 sqm or part thereof.
Above 500 sqm	1 car space for every 100 sqm or part thereof and 1 Two Wheeler space for every 25 sqm or part thereof
Visitors Parking: In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two Wheeler space.	

(5) Other Offices including regional offices of banks, etc.

(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**
1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof	1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof
Visitors Parking: In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two wheeler space.	

(6) Banks – service branches

(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**
1 car space for every 75sqm of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof.	1 car space for every 125sqm of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof

(7) ATM Centres in CMA

1 car space for every 25sqm of floor area or part thereof

(8) Post Offices, Telegraph Offices, Telephone Offices and Similar establishments

(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**

1 car space for every 150sqm of floor area or part thereof and 1 two-wheeler space for every 50sqm of floor area or part thereof.	1 car space for every 250sqm of floor area or part thereof and 1 two wheeler space for every 100sqm of floor area or part thereof

(9) IT Offices, IT Enabled Services, Bio Informatics Centres in CMA

1 car space for every 50sqm of floor area or part thereof and 1 two-wheeler space for every 25sqm of floor area or part thereof.

(10) Restaurants and Hotels

(a) Restaurants, Fast Food outlets	
(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**
1 car space for every 50sqm of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof	1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof
(b) Starred Hotels, Major Hotels and Lodges with more than 50 rooms in CMA	
1 car space for every 4-guest rooms and for the non-room area, 1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.	
(c) UnStarred Hotels, other Hotels & Lodges in CMA	
1 car space for every 10-guest rooms and for the non-room area, 1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.	

(11) Hostels

1 Two Wheeler for every 10 rooms

(12) Auditorium, Kalyana Mandapams, Cinema Halls

(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**
1 car space and 1 two wheeler space for the every 20sqm of Auditorium/Kalyana Mandapam area or part thereof	1 car space and 1 two wheeler space for the every 50sqm of Auditorium/Kalyana Mandapam area or part thereof

(13) Educational Institutions

(a) Government Schools/Local Body schools	
(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**
1 car space for every 500sqm of class room area or part thereof and 1 two wheeler space for every 50sqm of class room or part thereof and one cycle space for every 10sqm of class room area or part thereof.	1 two-wheeler space for every 50sqm of class room area or part thereof and one cycle space for every 5sqm of class room area or part thereof.
(b) Private Schools	

(A) Corporation Limit, Municipalities, IT Corridor	(B) Panchayat Areas
1 car space for every 100sqm of class room area or part thereof and 1 two wheeler space for every 50sqm of class room or part thereof and one cycle space for every 10sqm of class room area or part thereof.	1 car space for every 300sqm of class room area or part thereof and 1 two-wheeler space for every 50sqm of class room area or part thereof and one cycle space for every 5sqm of class room area or part thereof.
Note: 50% of the car spaces specified above shall be provided in the front area abutting the road so as to act as a recessed parking area for the vehicles coming for drop/pick up for students.	
(c) Colleges in CMA	
1car space for every 100sqm of class room area or part thereof and 1 two-wheeler space for every 50sqm of class room area or part thereof.	
(d) Tutorial/Parallel colleges	
1 car space for every 200sqm of class room area or part thereof and 1 two-wheeler space for every 50sqm of class room area or part thereof.	
(e) Software/Hardware and other training institutes	
1 car space for every 100sqm of floor area or part thereof and 1 two-wheeler space for every 30sqm of floor area or part thereof.	

(14) Hospitals and Nursing Homes

	(A) Corporation Limit, Municipalities, IT Corridor	(B) Panchayat Areas
Floor Area	No. of Spaces	No. of Spaces
Upto 3000sqm	1 car space and 1 Two wheeler space for every 50sqm or part thereof	1 car space and 1 Two wheeler space for every 100sqm or part thereof
Above 3000sqm	1 car space and 1 Two wheeler space for every 75sqm or part thereof	1 car space and 1 Two wheeler space for every 150sqm or part thereof

(15) Health Clubs and Recreational Centres.

(A) Corporation Limit, Municipalities, IT Corridor	(B) Panchayat Areas
1 car space and 1 Two wheeler space for every 50sqm of floor area or part thereof	1 car space and 1 Two wheeler space for every 75sqm of floor area or part thereof

(16) Recreational Clubs

(A) Corporation Limit, Municipalities, IT Corridor	(B) Panchayat Areas
1 car space for every 75sqm of floor area or part thereof	1 car space for every 100sqm of floor area or part thereof

(17) Industries in CMA

(a) Manufacturing industries, service industries, biotechnology industries

1 car space for every 100sqm of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 50sqm of workshop floor area or part thereof and 1 lorry space for every 500sqm or workshop floor area or part thereof
(b) Cottage Industries
1 car space for every 100sqm of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sqm of workshop floor area or part thereof.
(c) Garments / Packaging Industries
1 car space for every 200sqm of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sqm of workshop floor area or part thereof.
(d) Electrical and Electronic Industries including Computer hardware industries
1 car space for every 100sqm of office floor area or part thereof and 1 two-wheeler space and 1 cycle space for every 50sqm of workshop floor area or part thereof.
(e) IT Industries, Software, Bio Informatics Industries
1 car space for every 50sqm of floor area or part thereof and 1 two-wheeler space for every 25sqm of floor area or part thereof.

(18) Godowns, Ware Houses & Wholesale Stores, etc.

(a) Godown, Warehouses, Freight Stations, Containerisation Units in CMA
If the area is open, 1 lorry space for every 300sqm of plot area or part thereof If the area is covered, 1 lorry space for every 300sqm of covered area or part thereof.
(b) Cold Storage
1 lorry space for every 500sqm of floor area or part thereof.

(19) Religious Buildings

(A) Corporation Limit, Municipalities, IT Corridor	**(B) Panchayat Areas**
1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof	1 car space for every 250sqm of floor area or part thereof and 1 two wheeler space for every 100sqm of floor area or part thereof
General Note Where the prescriptions are based on the total plinth area, the no. of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings. In cases of residential developments, the no. of car/two wheeler parking spaces required for a dwelling shall be based on the size of the dwelling unit, excluding the common areas like common corridors, staircases, etc.	

PART – II

Off Street Parking Standards

(A) Stall Size:

The dimension of the parking stall for different kind of vehicles shall be:

Vehicle Type	Breadth (m)	Length (m)
Car	2.5	5.0
Two Wheelers	1.0	1.8

LCV	3.5	7.0
Lorry/Bus	3.5	10.0
Articulated Vehicles [Container Vehicles]	3.5	16.0

In cases of parallel parking of cars, the dimension of parking stall shall be 6.0m X 2.50 m. The stall dimensions mentioned above shall be clear of any structural members. Where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7m for parallel parking and where cars cannot be parked by reversing, minimum stall length shall be 7.2m.

(B) Parking for Special (physically challenged) persons

For Buildings having more than 2 floors 10% of the required car/two wheelers parking spaces subject to minimum of 2 car spaces and 2 two-wheeler spaces shall be reserved for the physically handicapped persons near the entrance. This is to provide an exclusive reservation of car parking for physically handicapped and also to provide them easy access to the lift and staircase.

(C) Driveway and Aisle Widths

Driveway:

The driveway width shall be 3.0m for one-way movement and 7.0m for two-way movement.

Aisle Widths:

Aisle is a access lane leading to/abutting the individual parking lot within a parking facility. The aisle widths for different types of parking shall be:

Vehicle Type	Parallel Parking	All angles up to 60_0	Angles above 60_0 & Perpendicular parking
Two Wheeler	1.5m	1.5m	1.5m
Car	3.0m	3.0m	6.0m
LCV/Truck/Bus	7.0m	7.0m	10.0m

The width of the driveway and the aisle shall be free from kerb and other encumbrances.

(D) Width Entry and Exit Gates

The width of entry or exit gates shall be a minimum of 3.0m

(E) Turning Radius

The minimum inner turning radius in driveway areas and ramps shall be 4.0m

(F) Gradient

Slope of parking spaces shall be not more than 4% in any direction.

(G) Ramps

The minimum clear width of the ramps shall be 3.5m for one-way movement and 7.0m for two-way movement. Gradient shall not be steeper than 1 in 8.

(H) Headroom

The clear headroom (between floor and beam bottom) shall be minimum 2.2metres those parts of a building intended to be used for parking of wheeled vehicles and also for all approaching parts like ramp, covered access, etc.

PART – III

Standards for Multi Level Parking Lots

(A) Location of Multi Level Parking Lots

Structures exclusively for multi level parking shall abut on a road of minimum 7.2m in width where the height is upto 15.25m and road of minimum 18.0m in width where its height exceeds 15.25m. As proposed there will not be any FSI/coverage restriction for such multi level parking lots.

For automated/mechanically operated parking the authority notwithstanding anything containing in the rules subject to such conditions as may be decided by the authority may permit parking lots/structures.

(B) Setbacks

The setbacks all round and spacing between blocks within the site for multi level parking structures upto 15.25m high shall be a minimum if 4.0m, irrespective of the area of location of the multi level parking structure. Where the height of the building exceeds 15.25m, the building shall conform to the norms laid in the special DR for MSB except in respect of the plot coverage and FSI requirements.

(C) Width of Entry and Exit

The width of entry or exit gates shall be a minimum of 4.5m. The entry or exit gate shall be located away from junctions. In cases of large sites with frontage along road exceeds 50 m; additional entry exit may be permitted.

(D) Other Requirements:

(i) Parapet/Protection Frame - All floors above ground floor shall have a RCC parapet/protection frame of height not less than 1.0m

(ii) Ventilation - In case of parking on ground floor, all sides shall be left open for ventilation and lighting. In case of all floors above ground floor, adequate natural ventilation and lighting should be provided. In case of basement or sub basement parking, adequate mechanical ventilation and adequate lighting should be provided.

(iii) Where car/two wheeler lifts are proposed/provided there shall be atleast one ramp to standards from the parking floors to the ground level.

ANNEXURE XVII

Corridor Width

The minimum width of corridor within buildings shall be as given below:

Sl.No.	Building use or type	Minimum width of corridor
(i)	Residential buildings	1.0 m
(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 m
(iii)	Institutional buildings such as:	
	a) Government offices	2.0 m
	b) Hospitals	2.4 m
	c) Educational Buildings such a schools, colleges, Research Institutions	2.0 m
	d) Commercial buildings such as private offices, Nursing Homes, Lodges, etc.	2.0 m
	e) All other buildings	1.5m

ANNEXURE XVIII

[DR No. 2(21)& 2(34)]

Spaces excluded from FSI 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 metre.) and WC (area not exceeding 10 sq.m)

(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 staircases and cantilever fire escape passages.

(5) Area of the basement floor / floors use

(6) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 3.0m 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 sq.m for co-operative housing society or apartment/ building owners association in each block

(b) Servant's/drivers bath room and water closet (not exceeding 20 sq.m.) for each block in cases of special building, Group development, and Multi-storeyed Building at ground floor /stilt parking floor

(c) Gymnasium of 150sq.m in floor area

(d) Area covered by

(i) Metre room in Ground floor or stilt parking floor

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

(iii) Electrical room (conforming to Annexure XXIV) 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) AHU 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 letterboxes.

ANNEXURE XIX

Rain Water Conservation

Water Conservation:

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

(a) Buildings of height up to Ground + 1 Floors: -

Percolation pits of 30centimeter 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 center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC 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 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of

7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

(b) Special Buildings, Group Developments, Multi-storeyed Buildings, Industries and Institutional Buildings: -

There shall be a pebble bed of 1 metre width and 1.5 metre depth all round the building and filled with rounded pebbles of 5 centimetres to 7.5 centimetres size. The concrete paving around the building has to be sloped 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.

(2) Additional regulations for all buildings:

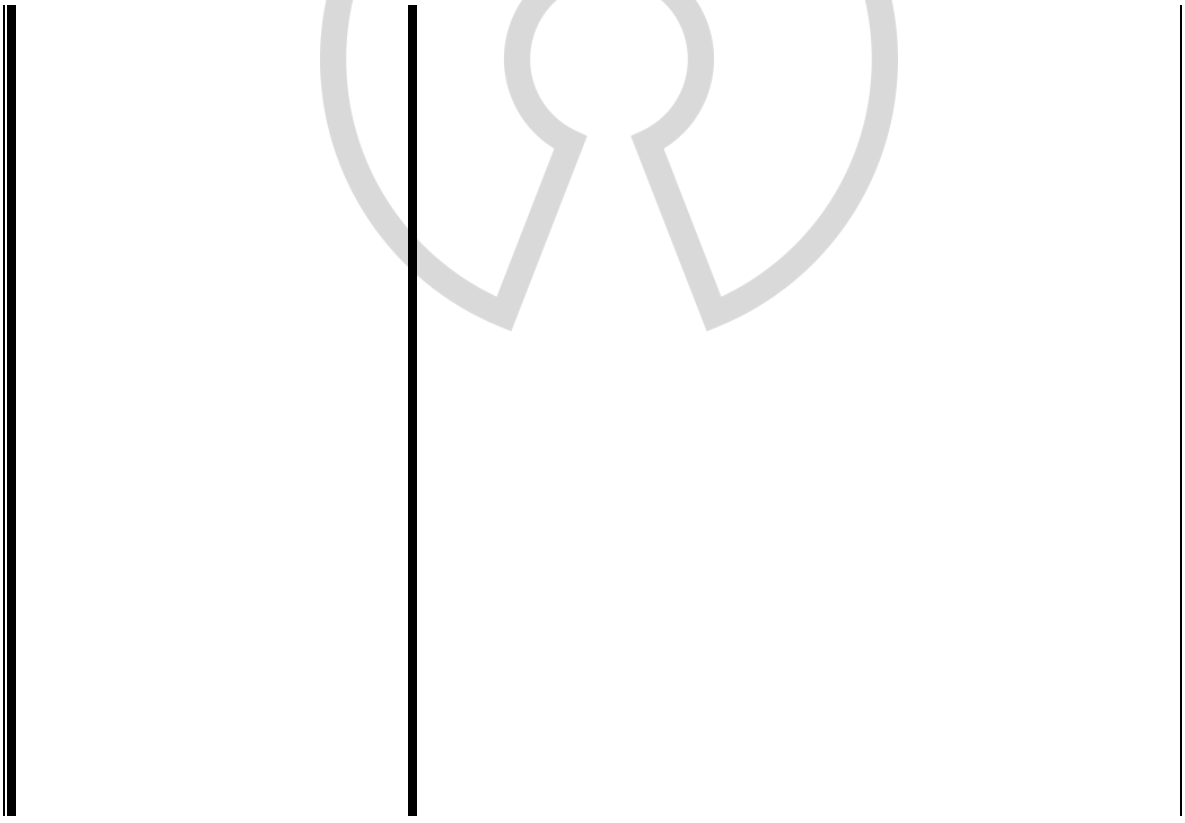
(a) In the ground floor, floor level of water closets shall be at least 0.9 metre above the road level to ensure free flow.

(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 potable water supplied by the Chennai Metropolitan Water Supply and Sewerage Board, 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.

RAIN WATER HARVESTING METHODS

METHOD-I



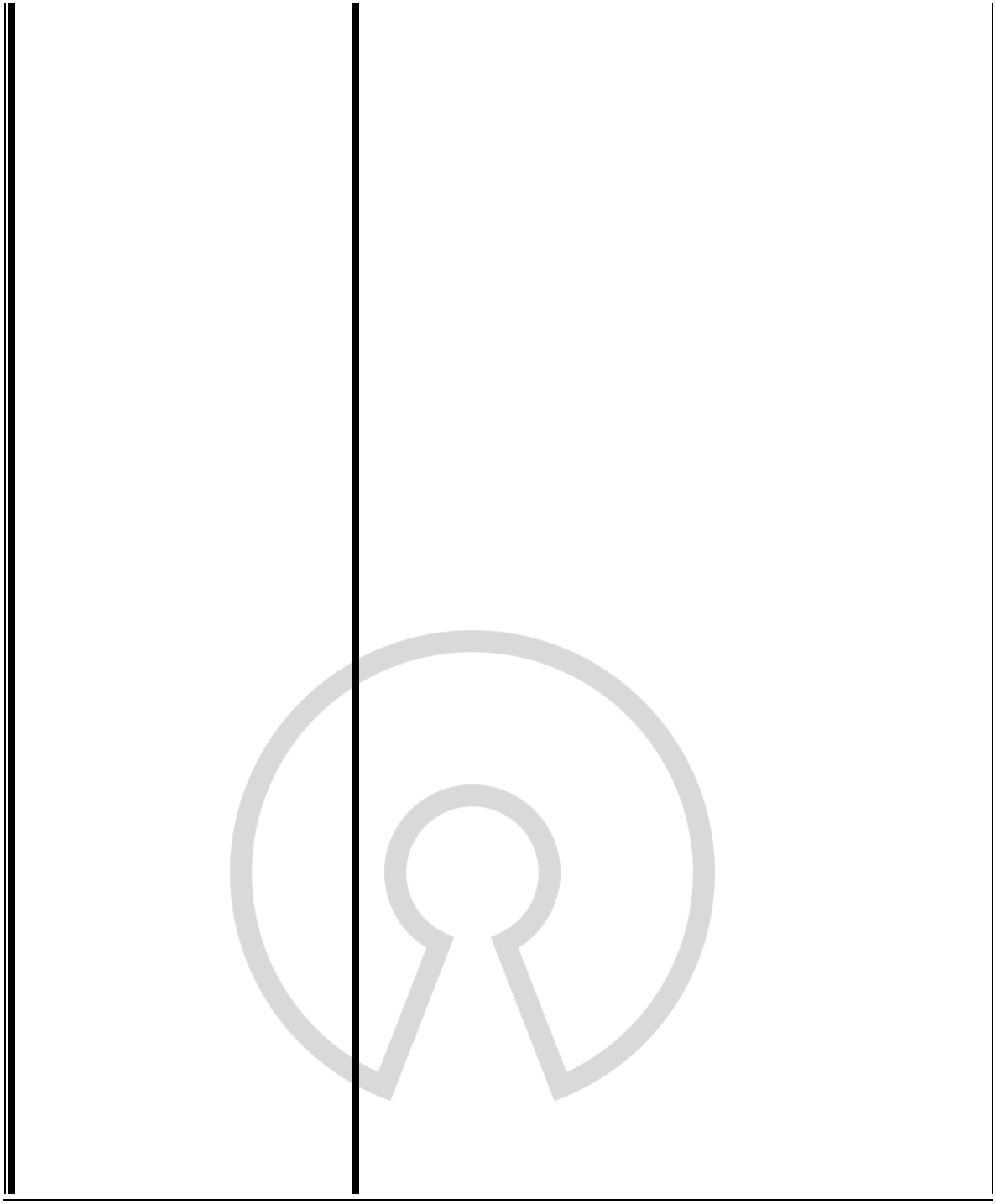
METHOD-II

METHOD-III

METHOD-IV

METHOD-V

METHOD-VI



METHOD-VII

ANNEXURE XX

Reservation of land for community recreational purposes in cases of special buildings/ Group Developments/ multistoreyed building developments

(1) The 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 to be specified by Chennai Metropolitan Development Authority:

Extent of site		Reservation
(a)	For the first 3,000 square metres	Nil

(b)	Between 3,000 square metres and 10,000 square metres	10% of the area excluding roads or in the alternative he shall pay the market value of the equivalent land excluding the first 3000 sq.m. as per the valuation of the Registration Department, only where it is not possible to provide open space due to physical constraints. No such area reserved shall measure less than 100 square metres with a minimum dimension of 10 metres. The space so reserved shall be transferred to the Authority or to the Local body designated by it, free of cost, through a registered gift deed. In cases of residential developments, the Authority or the local body concerned may permit the Residents Association or Flat Owner's Association for maintaining such reserved space as park / playground and in such cases where the Authority decides to permit the Resident's Association or Flat Owner's Association for maintaining it, direct access from a public road for the reserved area may not be required, and right of access to the Authority or the local body concerned through set back space shall be transferred through a registered gift deed along with the reserved space.
(c)	Above 10,000 square metres	Ten per cent of the area excluding road shall be reserved and this space shall be transferred to the Authority or to the local body designated by it, free of cost, through a gift deed. It is obligatory to reserve the 10 per cent of the site area and no charge can be accepted in lieu in case of the new developments or redevelopments.

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

(3) For the purpose of this regulation, 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 per cent and above of the total site area.

(4) In case of additions to existing developments, where it is difficult to leave the 10 per cent area as open space for community recreational purposes, the Authority reserves the right to collect the market value of equivalent land in lieu of the land to be reserved. However, if on a future date, the applicant wants to demolish the existing structure and raise new structures on the site in question, the community recreational space as per the rule shall be reserved.

(5) The Authority reserves the right to enforce the maintenance of such reserved lands by the owner to the satisfaction of the Authority or order the owner to transfer the land to the Authority or any local body designated by it free of cost, through a registered gift deed. The Authority or the local body designated by it, as the case may be, reserves the right to decide on entrusting the maintenance work to any institution / individual on the merits of the case.

ANNEXURE XXI

[DR No. 9]

Regulation for the grant of TDR

1. The owner or lessee of a land who has right to transfer the land (a part or whole), which is, required for-

(i) any road widening/new road formation as proposed in the Master Plan or DDP,

(ii) any traffic and transport infrastructure development such as bus stops/stands, metro rail, MRTS etc., and

(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, is eligible for the award of Transfer of Development Rights [TDR] in the form of FSI [in lieu of monetary compensation] to the extent and on the conditions set out below.

2. The award will entitle the owner of the land to FSI in the form of Development Rights Certificate (DRC), which he may use himself or transfer to any other person.

3. Development Right Certificate will be granted to the owner or lessee only if the land is not affected by proceedings under Tamil Nadu Land Ceiling Act, 1978 (Under the Repeal and saving provision) and on production of certificates from the ULC Competent Authority to that effect.

4. Development rights are available for transfer only in cases where the public projects/schemes stated in para -1- above have not been implemented i.e. it will be available only for prospective developments. It shall not apply in the case of existing or retention users, or any compulsory reservation of space for public purpose or recreational use or EWS/social housing etc. in the cases of subdivisions/layouts/special buildings/group developments/multistoreyed buildings or such other developments prescribed in these Development Regulations.

5. DRC shall be issued by Member Secretary, CMDA himself/herself. In the certificate FSI credit to which the DRC holder is entitled in terms of the area of land surrendered and its location, and restrictions/conditions if any shall be stated.

6. The FSI credit in the form of DRC shall be equal to the surrendered land area multiplied by an FSI of 1.5 multiplied further by factor arrived at by dividing the guide line value of the land surrendered with the guide line value of the land at which the development right transferred is proposed to be received/utilized. Further as an incentive, TDR shall be based on one-and-a-half-times the Guide Line Value. Wherever lands surrendered qualify for FSI of 2.00 or more, the extent of additional FSI allowed in Transfer of Development Rights shall be 0.25. *

7. The land required for the project/scheme shall be surrendered before getting the DRC, through a registered gift deed in favour of Member Secretary, CMDA, after removal of structures if any in the land gifted, and, shall be free from any encumbrance.

8. In case of road widening, after leaving the road widening space surrendered, the compound wall and gates shall be reconstructured at the cost of the owner or lessee before getting the DRC.

9. If the holder of DRC intends to transfer it to any other person, it shall be done with the clearance of the Member Secretary, CMDA, by obtaining due endorsement on the DRC after submitting a formal application in the prescribed format. If this procedure is not followed then the transfer will not be valid, and the certificate will be available for use only by the original/earlier holder.

10. The holder of DRC who desires to utilize the FSI credit while making development in a site shall attach in his PPA a copy of the valid DRC.

11. Any DRC obtained by misrepresentation of facts shall be liable for cancellation and CMDA shall take further action as per Law against the act.

12. Site in the following areas is not liable for utilization of DRC FSI credit transferred from other areas:

i. CRZ areas;
ii. Aquifer recharge area;
iii. Redhills Catchment area;
iv. G.T. area and CBA;
v. Any other area as may be decided by the State Government and notified in the Government Gazette.

13. DRC may be used in one or more sites whether vacant or developed or by making additional constructions, in consistence with the Development Regulations. Further the FSI of plots shall not exceed 0.5 over and above the normally permissible FSI for that use in those receiving sites.

14. Before granting Planning Permission for development in the receiving plot, the endorsement on the valid original DRC shall be made by Member Secretary, CMDA regarding the extent of utilization of FSI credit, the balance credit of unutilized credit of FSI, if any.

* Approved in G.O. Ms. No.140, H&UD dept, dated 06.08.2009 and published in TNGG on 26.08.2009

15. DRC shall be issued on Rs.100/- stamp paper in an appropriate form prescribed and duly signed by Member Secretary, CMDA. Such a certificate will be a transferable negotiable instrument only after due endorsement by Member Secretary, CMDA as provided in regulation (9) above.

16. The Member Secretary, CMDA shall maintain a register in an appropriate form with regard to all transactions regarding grant and utilization of Development Rights.

17. The lands so surrendered for obtaining DRC shall become the public property for the purpose and CMDA may transfer these lands to the Departments/Government agency concerned on 'as- is- where- is' condition for taking further action on the execution of the project/scheme and maintenance.

18. The loss of DRC by the holder will not entitle for availing the FSI credit. It shall be the responsibility of the DRC holder to keep it safe and secure. d.

19. In all cases of sites wherein road widening, or link road/new road alignment is proposed in the Master Plan or Detailed Development Plan, Planning Permission for developments within the site shall be considered only if the land affected by the road widening/link road/is transferred to Member Secretary, CMDA through a registered Gift Deed. If the FSI eligible for above said land transferred is availed/received in the remaining part of the available site itself, then the issue of DRC separately does not arise.

20. Further these provisions of grant of DRC will not arise in cases of sub divisions/ Layout developments where as part of the road network within the site, road widening or link road or new roads have to be provided.

ANNEXURE XXII

Provisions for persons with disabilities

1. 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)

a. Site planning:

Every building should have at least 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.

b. Parking:

i) Surface parking for at least 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 3.6metre.

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

c. 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.

Ramps slope shall not be steeper than 1 in 12

Its length shall not exceed 9m between landings and its width shall be minimum 1.5m with handrails on either side.

Its surface shall be non slippery.

Minimum size of landing shall be 1m. x 2m.

ii) Among the lifts provided within the premises at least 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 90 cm.

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

v) Minimum one special WC 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

ANNEXURE XXIII

Solar Energy Capture

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 metre in the floor area; b) Hotels and Lodges exceeding 500 square metre in floor area;

c) Hostels exceeding 50 rooms; and

d) Kalyanamandapams exceeding 500 square metre in floor area.

ANNEXURE XXIV

Electrical Rooms

(1) Electrical rooms in Special building, Group development, and Multi-storeyed

Building developments shall conform to the following:

(a) Tamilnadu 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 metres 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 walls shutters. The flooring shall slope towards the cable duct. The cabled duct shall be covered with RCC slabs of thickness not less than 75 mm. (3 inches). The covered slabs shall flush with the cement flooring. The radius of curvature of the cable ducts at the turnings inside the electrical room shall not be less than one metre.

(ii) The open space within the premises for installation.

A clear space of 10 m. x 4 m. or 5 m. 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.

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

(v) 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'
(vi) 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.

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

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

(ix) DCP or CO_2 portable fire extinguishers of a minimum capacity of10 kg. shall be kept near the doorway housing the transformer.

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

(xi) The room shall be well ventilated so that the transformer remains cool. (xii)The room shall have emergency and automatic lighting with independent power supply.

[DR No. 31]

Special Rules for conservation of Heritage Buildings

1. This regulation will apply to those buildings, artifacts, structures, and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (hereinafter referred to as Listed Buildings/Heritage Buildings and Listed precincts/Heritage precincts) which will be listed in notification(s) to be issued by the Government and will not apply to those which have been covered in the notification of Central or State Archeological Department under their Act/Rules

2. Restriction on Development/Redevelopment/Repairs, etc.

(ii)No development or redevelopment or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed/heritage buildings or listed/heritage precincts shall be carried out except with the prior written permission of the Member Secretary, Chennai Metropolitan Development Authority. The Member Secretary, Chennai Metropolitan Development Authority shall act in consultation with the Heritage Conservation Committee to be appointed by Government (hereinafter called "the said Heritage Conservation Committee").

Provided that in exceptional cases for reasons to be recorded in writing the Member Secretary, Chennai Metropolitan Development Authority may over rule the recommendation of the Heritage Conservation Committee.

Provided that the powers to over rule the recommendation of the Heritage Conservation Committee shall not be delegated by the Member Secretary, Chennai Metropolitan Development Authority to any other Officer.

(ii)In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture, designs, aesthetics and other special feature thereof.

Provided that before arriving at his decision, the Member Secretary, Chennai Metropolitan Development Authority shall take into consideration the recommendations of the Heritage Conservation Committee.

3. Preparation of list of Heritage Buildings and Heritage Precincts:- The list of buildings, artifacts, structures and precincts of historic, and/or aesthetical /or cultural value etc. to which these regulations apply shall be notified by the Government after its approval on its merits with or without modifications.

The draft list of buildings artifacts etc. to which these regulation shall apply shall be prepared by the authority in consultation with the Heritage Conservation Committee and also addressing the owners of the said listed building/precincts giving an opportunity to represent regarding the proposed notifications and further notifying in newspapers inviting objections/suggestions from the general public, and it shall be forwarded to Government. The Government may accord approval for the said list with or without modifications as may be decided on its merits and notify the same in Tamil Nadu Government Gazette, and also in local newspapers.

This list may be supplemented, altered, deleted, or modified from time to time by the Government on receipt of the proposals from the Authority or suo motto by the government after following the procedures of giving opportunity to the owners/ lessees and also the general public stated above after notification in the Tamil Nadu Government Gazette.

4. Power to Alter, Modify or Relax Regulations: - With the approval of Government and after consultation with the said Heritage Conservation Committee, the Member Secretary, Chennai Metropolitan Development Authority shall have the power to alter, modify or relax the provisions of other Regulations of the Development Regulations of Chennai Metropolitan Area (hereinafter referred to as "the said Regulations") if it is needed for the conservation, preservation or retention of historical, aesthetical, cultural or architectural quality of any listed Buildings/Heritage Buildings or listed Precincts/Heritage Precinct.

5. Hearing etc. to persons likely to be affected: - Provided that in case any alterations, modifications or relaxations of any of the provisions of the Development Regulations, will cause undue loss to the owners or persons who have development right over the Heritage Buildings/Heritage Precincts, the Member Secretary, Chennai Metropolitan Development Authority shall give an opportunity of hearing to the said owner or persons who have development right over the Heritage Buildings and to the public, before taking final decision in the matter.

6. Grant of Transferable Development Rights in cases of loss of Development Rights: - If any application for development on a private land is refused under this Regulation or conditions are imposed while permitting such development therein which deprive the private owner/lessee who is not a Government or a quasi Government department or agency or a religious institutions or a trust a society, or a charitable institutions etc., of any unconsumed FSI otherwise the private owner/lessee could have availed considering the land use, road width, setback etc., as per Development Regulations the said owner/lessee shall be compensated by grant of Development Rights Certificate as may be prescribed by Government from time to time, on transfer of the right to CMDA through a registered gift deed. The extent of TDR for which Certificate to be granted may be determined by the Member Secretary, Chennai Metropolitan Development Authority, if required in consultation with the Heritage Conservation Committee, and will not be awarded unless sanctioned by the Government.

7. Maintaining Sky Line: - Buildings included in Listed Heritage Precincts shall maintain the sky line in the precincts (without any Multistoryed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said listed Heritage Buildings/Heritage precincts. The development within the precincts shall be accordance with the guidelines framed by Member Secretary, Chennai Metropolitan Development Authority in consultation with Heritage Conservation Committee.

8. Restrictive Covenants: - Restrictions existing as on date of this notification imposed under covenants, terms and conditions on the leasehold plots whether by State Government or by Chennai Municipal Corporation or any other Government or quasi Government agency including Hindu Religious and Charitable Endowment Board, Wakf Board shall continue to be imposed in addition to Development Regulations. However, in case of any conflict with the heritage preservation interest, the said Regulations shall prevail.

9. Repair Fund: - Buildings included in the said list shall be repaired by the owners/lessees of the said buildings themselves With a view to give monetary help for such repairs to a limited extent in deserving cases where the owner/lessee could not repair it a separate fund may be created, which would be kept at the disposal of Member

Secretary, Chennai Metropolitan Development Authority, who will make disbursement from the funds in consultation with Heritage Conservation Committee.

10. Grading of the Listed Buildings/Listed Precincts: - In the last column of the said list of Heritage buildings, Heritage precincts, “Grades” such as, I, II or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows:

Listing does not prevent change of ownership or usage. However such usage should be in harmony with the said listed precinct/buildings. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

Grade-I	Grade-II	Grade-III
A. Definition		
Heritage Grade-I comprise of buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage. They may be associated with a great historical event, personality, movement or institution. They have been and are, the prime landmarks of the City.	Heritage Grade-II (A and B) comprises of buildings, or regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade. They are local landmarks, contributing to the image and identity of the City. They may not be the work of master, craftsman or may be models or proportion and ornamentation, or designed to suit particular climate	Heritage Grade-III comprises importance for town space; they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of lifestyle of a particular community or region and may, also be distinguished by setting on a street line, or special character of the façade and uniformity of height width and scale.
B. Objective –		

Heritage Grade-I richly deserves careful preservation.	Heritage Grade-II deserves intelligent Conservation.	Heritage Grade-III deserves protection of unique features and attributes.
C. Scope for changes.		
Nointerventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging, the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with the	Grade-II (A) Internal changes and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.	External and internal changes, and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension/additional buildings is in harmony with and does not attract from the existing heritage buildings/ Precinct especially in terms
original.	Grade-II (B) In addition to above extension or additional buildings in the same plot or compound could in certain circumstances, be allowed provided that the extension/additional buildings is in harmony with (and does not detract from) existing heritage building(s) or precincts especially in terms of height and facade.	of height and/or façade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available. However unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.
D. Procedure		
Development permission for the changes would be given by the Planning Authority on the advice of the Heritage Conservation Committee to be appointed by State Government.	Development permission for the changes would be given by the Planning Authority in consultation with a sub committee of the Heritage Conservation Committee.	Development permission would be given for changes by the Planning Authority itself but in consonance with guidelines, which are to be laid down by Government in consultation with the Heritage Conversation Committee
E. Vistas/Surrounding Development.		
All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from, Heritage Grade-I.		

** **Annexure – XXV-A**

(Develo 28)

Special Regulations for parking at upper floors above a stilt parking floor in Special Buildings/Group Developments/Multi Storeyed Buildings.

(i) In case where the minimum required number of parking is sought to be provided in the upper floors above the stilt parking floor, the same shall be allowable with Floor Space Index and coverage exemptions.

(ii) The parking spaces shall be designed and clearly marked and provided with adequate access, aisles, driveways and ramps required for maneuvering and movement of vehicles.

(iii) These upper floor parking spaces shall also confirm to the standards prescribed in the Annexure-XVI. Further it shall also conform to the following:

a. The upper parking floors shall not be enclosed by walls except Reinforced Cement Concrete (RCC) parapet / protector frame with maximum 1.2 metres in height.

b. The upper level parking floors shall be adequately provided with natural ventilation and lighting.

c. Where car / two wheeler lifts are proposed / provided, there shall be atleast one vehicular ramp to standards, from the parking floors to the ground level.

d. Water Closet / toilet facility and a security cabin are allowable in each of such upper level parking floors.

e. Before issue of Planning Permission, the land owner(s) / person(s) who has right to sell the premises shall be required to register the Memorandum of Agreement in the format prescribed in One Hundred Rupees stamp paper to create a charge on the premises to prevent any unauthorized conversion of parking floors for other uses and to ensure continued uses of upper parking floor area for the purposes approved in the plan by Chennai Metropolitan Development Authority, and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Chennai Metropolitan Development Authority, in cases of deviation.

(iv) As the Chennai Metropolitan Area falls in seismic zone-III, the structural design of such upper level parking floors shall conform to the National Building Code and Indian Standards Institute standards prescribed therein and conformity of the same shall be certified by a qualified structural engineer who shall also be a qualified Class I Licensed Surveyor of Chennai Corporation, by signing the plan at the stage of obtaining Planning Permission, and also certifying its conformity at the stage of completion certificate.

(v) A charge shall be made by the owner when any deed of transfer is made, specifically mentioning that the upper floor parking spaces (shown in the plan) shall not be converted for other uses at any point of time and if there are any unauthorized conversion into other uses, the building is liable for enforcement action by Chennai Metropolitan Development Authority, or the agency designated by it as per the provisions of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

**Approved in G.O. Ms. No.212, H&UD dept, dt. 26.09.2012 and published in TNGG on 31.10.2012

Explanation:

1. The above special regulation for conventional parking floors shall not apply to an automated / mechanical parking which may have a number of vehicle holding layers above ground level, and such an automated / mechanical parking shall conform to the safety standards and shall be provided to the satisfaction of the Authority.

2. Provision of any upper level parking above stilt parking floor without availing the Floor Space Index / coverage exemptions, shall not attract the above special regulation. However, such upper level parking shall conform to multi level parking requirement prescribed in the Annexure-XVI. **

ANNEXURE XXVI

List of Chennai Corporation Division and Villages in Chennai Metropolitan Area

Sl.No.	LocalBody	Division/Village Name	Corporation Zone		District
	/VillageNo		No.	Name	
	I	**Chennai Corporation**			
1	1	Kodungaiyur (West)		ndiarpet	Chennai

2	2	Kodungaiyur (East)	I	Tondiarpet	Chennai
3	3	Dr. Radhakrishnan Nagar (North)	I	Tondiarpet	Chennai
4	4	Cherian Nagar (North)	I	Tondiarpet	Chennai
5	5	Jeeva Nagar (North)	I	Tondiarpet	Chennai
6	6	Cherian Nagar (South)	I	Tondiarpet	Chennai
7	7	Jeeva Nagar (South)	I	Tondiarpet	Chennai
8	8	Korukkupet	I	Tondiarpet	Chennai
9	9	Mottai Thottam	I	Tondiarpet	Chennai
10	10	Kumarasamy Nagar (South)	I	Tondiarpet	Chennai
11	11	Dr. Radhakrishnan Nagar (South)	I	Tondiarpet	Chennai
12	12	Kumarasamy Nagar (North)	I	Tondiarpet	Chennai
13	13	Dr. Vijayarahavalu Nagar	I	Tondiarpet	Chennai
14	14	Tondiarpet	II	Basin bridge	Chennai
15	15	Sanjeeviroyanpet	II	Basin bridge	Chennai
16	16	Grace Garden	II	Basin bridge	Chennai
17	17	Ma.Po.Si. Nagar	II	Basin bridge	Chennai
18	18	Royapuram	II	Basin bridge	Chennai
19	19	Singara Garden	II	Basin bridge	Chennai
20	20	Narayanappanaicken Garden	II	Basin bridge	Chennai
21	21	Old Washermanpet	II	Basin bridge	Chennai
22	22	Meenakshiammanpet	II	Basin bridge	Chennai
23	23	Kondithope	II	Basin bridge	Chennai
24	24	Seven Wells (North)	II	Basin bridge	Chennai
25	25	Amman Koil	II	Basin bridge	Chennai
26	26	Muthialpet	II	Basin bridge	Chennai
27	27	Vallal Seethakathi Nagar	II	Basin bridge	Chennai
28	28	Katchaleeswarar Nagar	II	Basin bridge	Chennai
29	29	Seven Wells (south)	II	Basin bridge	Chennai
30	30	Sowcarpet	II	Basin bridge	Chennai

Sl.No.	LocalBody	Division/Village Name	Corporation Zone		District
	/VillageNo		No.	Name	
31	31	Basin Bridge	II	Basin bridge	Chennai
32	32	Vyasarpadi (South)	III	Pulianthope	Chennai
33	33	Vyasarpadi (North)	III	Pulianthope	Chennai
34	34	Perambur (North)	III	Pulianthope	Chennai
35	35	Perambur (East)	III	Pulianthope	Chennai
36	36	Elango Nagar	III	Pulianthope	Chennai
37	37	Perambur (South)	III	Pulianthope	Chennai
38	38	Thiru Vi. Ka. Nagar	III	Pulianthope	Chennai
39	39	Wadia Nagar	III	Pulianthope	Chennai
40	40	Dr. Sathyavanimuthu Nagar	III	Pulianthope	Chennai
41	41	Pulianthope	III	Pulianthope	Chennai

42	42	Dr.Besant Nagar	III	Pulianthope	Chennai
43	43	Peddu Naickenpet	III	Pulianthope	Chennai
44	44	Perumal Koil Garden	III	Pulianthope	Chennai
45	45	Thattankulam	III	Pulianthope	Chennai
46	46	Choolai	III	Pulianthope	Chennai
47	47	Park Town	III	Pulianthope	Chennai
48	48	Elephant Gate	III	Pulianthope	Chennai
49	49	Edapalayam	III	Pulianthope	Chennai
50	50	Agaram (North)	IV	Ayanavaram	Chennai
51	51	Sembiam	IV	Ayanavaram	Chennai
52	52	Siruvallur	IV	Ayanavaram	Chennai
53	53	Nagamma Ammaiyar Nagar (North)	IV	Ayanavaram	Chennai
54	54	Agaram (South)	IV	Ayanavaram	Chennai
55	55	Vidhuthalai Guru Samy Nagar	IV	Ayanavaram	Chennai
56	56	Ayanavaram	IV	Ayanavaram	Chennai
57	57	Nagamma Ammaiyar Nagar (South)	IV	Ayanavaram	Chennai
58	58	Panneerselvam Nagar	IV	Ayanavaram	Chennai
59	59	Maraimalai Adigal Nagar (North)	IV	Ayanavaram	Chennai
60	60	Maraimalai Adigal Nagar (South)	IV	Ayanavaram	Chennai
61	61	Purasawalkam	IV	Ayanavaram	Chennai
62	62	Kulathur	IV	Ayanavaram	Chennai
63	63	Villivakkam (North)	IV	Ayanavaram	Chennai

Sl.No.	LocalBody /VillageNo	Division/Village Name	Corporation Zone No.	Corporation Zone Name	District
64	64	Villivakkam (south)	V	Kilpauk	Chennai
65	65	Virugambakkam (North)	V	Kilpauk	Chennai
66	66	Anna Nagar (West)	V	Kilpauk	Chennai
67	67	Anna Nagar (Central)	V	Kilpauk	Chennai
68	68	Anna Nagar (East)	V	Kilpauk	Chennai
69	69	Shenoy Nagar	V	Kilpauk	Chennai
70	70	Kilpauk (North)	V	Kilpauk	Chennai
71	71	Gangadaraeswarar Koil	V	Kilpauk	Chennai
72	72	Kilpauk (South)	V	Kilpauk	Chennai
73	73	Aminjikarai (East)	V	Kilpauk	Chennai
74	74	Aminjikarai (Central)	V	Kilpauk	Chennai
75	75	Aminjikarai (West)	V	Kilpauk	Chennai
76	76	Periyar Nagar (North)	V	Kilpauk	Chennai
77	77	Periyar Nagar (South)	V	Kilpauk	Chennai
78	78	Nungambakkam	V	Kilpauk	Chennai
79	79	Adikesavapuram	VI	Ice House	Chennai

80	80	Nehru Nagar	VI	Ice House	Chennai
81	81	Chintadripet	VI	Ice House	Chennai
82	82	Komaleeswaranpet	VI	Ice House	Chennai
83	83	Balasubramaniam Nagar	VI	Ice House	Chennai
84	84	Thruvateeswaranpet	VI	Ice House	Chennai
85	85	Dr.Natesan Nagar	VI	Ice House	Chennai
86	86	Chepauk	VI	Ice House	Chennai
87	87	Zambazaar	VI	Ice House	Chennai
88	88	Umaru Pulavar Nagar	VI	Ice House	Chennai
89	89	Thiruvallikeni	VI	Ice House	Chennai
90	90	Marina	VI	Ice House	Chennai
91	91	Krishnampet	VI	Ice House	Chennai
92	92	Bharathi Nagar	VI	Ice House	Chennai
93	93	Azad Nagar (North)	VI	Ice House	Chennai
94	94	Bharathidasan Nagar	VI	Ice House	Chennai
95	95	Azad Nagar (South)	VI	Ice House	Chennai
96	96	Vivekanandapuram	VI	Ice House	Chennai
97	97	Anjugam Ammaiyar Nagar	VII	Nungamabakkam	Chennai

Sl.No.	LocalBody Division/Village Name		Corporation Zone		District
	/VillageNo		No.	Name	
98	98	Kosapet	VII	Nungamabakkam	Chennai
99	99	Pattalam	VII	Nungamabakkam	Chennai
100	100	Arivazhagan Nagar	VII	Nungamabakkam	Chennai
101	101	Perumalpet	VII	Nungamabakkam	Chennai
102	102	Kannappar Nagar	VII	Nungamabakkam	Chennai
103	103	Dr.Ambedkar Nagar	VII	Nungamabakkam	Chennai
104	104	Chetpet	VII	Nungamabakkam	Chennai
105	105	Egmore	VII	Nungamabakkam	Chennai
106	106	Pudupet	VII	Nungamabakkam	Chennai
107	107	Ko.Su. Mani Nagar	VII	Nungamabakkam	Chennai
108	108	Nakkeerar Nagar	VII	Nungamabakkam	Chennai
109	109	Thousand Lights	VII	Nungamabakkam	Chennai
110	110	Azagiri Nagar	VII	Nungamabakkam	Chennai
111	111	Ameer Mahal	VII	Nungamabakkam	Chennai
112	112	Royapettah	VII	Nungamabakkam	Chennai
113	113	Teynampet	VII	Nungamabakkam	Chennai
114	114	Sathyamurthi Nagar	VIII	Kodamabakkam	Chennai
115	115	Alwarpet (North)	VIII	Kodamabakkam	Chennai
116	116	Alwarpet (South)	VIII	Kodamabakkam	Chennai
117	117	Vadapalani (West)	VIII	Kodamabakkam	Chennai

118	118	Vadapalani (East)	VIII	Kodamabakkam	Chennai
119	119	Kalaivanar Nagar	VIII	Kodamabakkam	Chennai
120	120	Navalar Nedunchezhian Nagar(East)	VIII	Kodamabakkam	Chennai
121	121	Navalar Nedunchezhian Nagar(West)	VIII	Kodamabakkam	Chennai
122	122	Ashok Nagar	VIII	Kodamabakkam	Chennai
123	123	M.G.R. Nagar	VIII	Kodamabakkam	Chennai
124	124	Kamaraj Nagar (North)	VIII	Kodamabakkam	Chennai
125	125	Kamaraj Nagar (South)	VIII	Kodamabakkam	Chennai
126	126	Theagaraya Nagar	VIII	Kodamabakkam	Chennai
127	127	Rajaji Nagar	VIII	Kodamabakkam	Chennai
128	128	Virugambakkam (South)	VIII	Kodamabakkam	Chennai
129	129	Saligramam	VIII	Kodamabakkam	Chennai

Sl.No.	LocalBody Division/VillageNo	Village Name	Corporation Zone No.	District Name	
130	130	Kodambakkam (North)	IX	Saidapet	C
131	131	Kodambakkam (south)	IX	Saidapet	C
132	132	Saidapet (West)	IX	Saidapet	C
133	133	Kumaran Nagar (North)	IX	Saidapet	C
134	134	Kumaran Nagar (south)	IX	Saidapet	C
135	135	Saidapet (East)	IX	Saidapet	C
136	136	Kalaignar Karunanithi Nagar	IX	Saidapet	C
137	137	V. O. C. Nagar	IX	Saidapet	C
138	138	G.D. Naidu Nagar (East)	IX	Saidapet	C
139	139	G.D. Naidu Nagar (West)	IX	Saidapet	C
140	140	Guindy (west)	IX	Saidapet	C
141	141	Guindy (East)	IX	Saidapet	C
142	142	Bheemannapet	X	Mylapore	C
143	143	Thiruvalluvar Nagar	X	Mylapore	C
144	144	Madha Perumal Puram	X	Mylapore	C
145	145	Karaneeswarapuram	X	Mylapore	C
146	146	Santhome	X	Mylapore	C
147	147	Mylapore	X	Mylapore	C
148	148	Avvai Nagar (North)	X	Mylapore	C
149	149	Raja Annamalaipuram	X	Mylapore	C
150	150	Avvai Nagar (South)	X	Mylapore	C
151	151	Adayar (West)	X	Mylapore	C
152	152	Adayar (East)	X	Mylapore	C
153	153	Velachery	X	Mylapore	C
154	154	Thiruvanmiyur (west)	X	Mylapore	C
155	155	Thiruvanmiyur (East)	X	Mylapore	C

Sl.No	Local Body/ Village No.	Division/Village Name	District	
		MUNICIPALITY		
	II	**Kattivakkam Municipality**		
1	1	Kathivakkam	Thiruvallore	Am
	III	**Thiruvottiyur Municipality**		
2	2	Eranavur	Thiruvallore	Am
3	27	Thiruvottiyur	Thiruvallore	Am
4	28	Sathangadu	Thiruvallore	Am
	IV	**Manali Municipality**		
5	26	Manali	Thiruvallore	Am
6	23	Amulavoyal	Thiruvallore	Am
7	24	Vaikkadu	Thiruvallore	Am
	V	**Madavaram Municipality**		
8	34	Madhavaram	Thiruvallore	Am
	VI	**Ambattur Municipality**		
9	59	Oragadam	Thiruvallore	Am
10	60	Menambedu	Thiruvallore	Am
11	61	Korattur	Thiruvallore	Am
12	72	Kakkapallam	Thiruvallore	Am
13	80	Padi	Thiruvallore	Am
14	81	Mogappair	Thiruvallore	Am
15	86	Athipattu	Thiruvallore	Am
16	87	Mannur	Thiruvallore	Am
17	88	Pattravakkam	Thiruvallore	Am
18	89	Ambattur	Thiruvallore	Am
	VII	**Avadi Municipality**		
19	3	Paruthipatthu	Thiruvallore	Poo
20	4	Palaripattu	Thiruvallore	Poo
21	5	Vilinjiambakkam	Thiruvallore	Poo
22	6/1	Sekkadu	Thiruvallore	Poo
23	19	Thandarai	Thiruvallore	Poo
24	55	Mukthapudupattu	Thiruvallore	Am
25	56	Mittanamallee	Thiruvallore	Am
26	57	Kovilpadagai	Thiruvallore	Am
27	58	Thirumullaivoyal	Thiruvallore	Am
Sl.No	Local Body/ Village No.	Division/Village Name	District	
	VIII	**Thiruverkadu Municipality**		
28	1	Thiruverkadu	Thiruvallore	Poo
29	2	Sundaracholavaram	Thiruvallore	Poo
30	9	Veeraraghavapuram	Thiruvallore	Poo
31	84	Perumalagaram	Thiruvallore	Am
32	85	Ayanambakkam	Thiruvallore	Am
33	91	Koladi	Thiruvallore	Am
34	92	Noombal	llore	Am

	IX	**Poonamallee Municipality**		
35	49	Thukkanampattu	Thiruvallore	Poo
36	50	Ariyamarnthanallur	Thiruvallore	Poo
37	51	Poonamallee	Thiruvallore	Poo
38	52	Agraharam	Thiruvallore	Poo
	X	**Maduravoyal Municipality**		
39	99	Maduravoyal	Thiruvallore	Am
	XI		**Valasaravakkam Municipality**	
40	101	Valasaravakkam	Thiruvallore	Am
	XII	**Alandur Municipality**		
41	120	Alandur	Kanchipuram	Tam
42	124	Palavanthangal	Kanchipuram	Tam
43	133	Thalakanancheri	Kanchipuram	Tam
44	134	Nanganallur	Kanchipuram	Tam
45	136	Adambakkam	Kanchipuram	Tam
	XIII	**Ullagaram Municipality**		
46	135	Ullagaram	Kanchipuram	Tam
47	154pt	Puzhuthivakkam (Madipakkam S.No.1 to 96, 221 to 244)	Kanchipuram	Tam
	XIV	**Pallavaram Municipality**		
48	130	Issa Pallavaram	Kanchipuram	Tam
49	155	Keelakattalai	Kanchipuram	Tam
50	158	Zamin Pallavaram	Kanchipuram	Tam
51	159	Nemilicheri	Kanchipuram	Tam
52	160	Hasthinapuram	Kanchipuram	Tam
	XV	**Pammal Municipality**		
53	129	Pammal	Kanchipuram	Tam
	XVI	**Anakaputhur Municipality**		
54	128	Anakaputhur	Kanchipuram	Tam
Sl.No	Local Body/ Village No.	Division/Village Name	District	
	XVII	**Tambaram Municipality**		
55	164	Pulikoradu	Kanchipuram	Tam
56	165	Kadaperi	Kanchipuram	Tam
57	166	Tambaram	Kanchipuram	Tam
58	170	Irumbuliyur	Kanchipuram	Tam
59	173	Selaiyur	Kanchipuram	Tam
			TOWN PANCAHYAT (TP)	
	XVIII	**Minjur TP**		
60	47	Kollatti	Thiruvallore	Pon
61	49	Ariyanvoyal	Thiruvallore	Pon
62	50	Minjur	Thiruvallore	Pon
	XIX	**Chinnasekkadu TP**		
63	29	Chinnasekkadu	Thiruvallore	Am
	XX	**Puzhal TP**		
64	38	Puzhal	llore	Am

	XXI	**Naravarikuppam TP**		
65	12	Naravarikuppam	Thiruvallore	Am
66	40	Redhills	Thiruvallore	Am
	XXII	**Thiruninravur TP**		
67	22	Thiruninravur	Thiruvallore	Poo
	XXIII	**Thirumazhishai TP**		
68	43	Thirumazhishai	Thiruvallore	Poo
69	44	Neduncheri	Thiruvallore	Poo
70	45	Udayavarkoil	Thiruvallore	Poo
71	46	Madavilagam	Thiruvallore	Poo
	XXIV	**Mangadu TP**		
72	53	Mangadu	Kanchipuram	
	XXV	**Porur TP**		
73	98	Porur	Thiruvallore	Am
	XXVI	**Nandambakkam TP**		
74	122	Nandambakkam	Kanchipuram	Tam
	XXVII	**Minambakkam TP**		
75	125	Minambakkam	Kanchipuram	Tam
Sl.No	Local Body/ Village No.	Division/Village Name	District	
	XXVIII	**Kundrathur TP**		
76	77	Venkatapuram	Kanchipuram	S
77	78	Thirunageswaram	Kanchipuram	S
78	80	Manancheri	Kanchipuram	S
79	81	Moonankattalai	Kanchipuram	S
80	85	Kundrathur	Kanchipuram	S
	XXIX	**Thiruneermalai TP**		
81	163	Thiruneermalai	Kanchipuram	Tam
	XXX	**Perungalathur TP**		
82	167	Perungalathur	Kanchipuram	Tam
	XXXI	**Peerkankaranai TP**		
83	169	Peerkankaranai	Kanchipuram	Tam
	XXXII	**Chitlapakkam TP**		
84	162	Chitlapakkam	Kanchipuram	Tam
	XXXIII	**Sembakkam TP**		
85	161	Sembakkam	Kanchipuram	Tam
86	174	Rajakilpakkam	Kanchipuram	Tam
87	175	Gowrivakkam	Kanchipuram	Tam
	XXXIV	**Madambakkam TP**		
88	177	Madambakkam	Kanchipuram	Tam
	XXXV	**Perungudi TP**		
89	143	Perungudi	Kanchipuram	Tam
90	144	Seevaram	Kanchipuram	Tam
	XXXVI	**Pallikkaranai TP**		
91	149	Pallikkaranai	Kanchipuram	Tam

	XXXVII	**Sholinganallur TP**		
92	189	Sholinganallur	Kanchipuram	Tam
Sl.No	Local Body/ Village No.	Division/Village Name	District	
		PANCHAYAT UNION (PU)		
	XXXVIII	**MINJUR PU**		
93	42	Vallur	Thiruvallore	Pon
94	43	Athipattu	Thiruvallore	Pon
95	44	Ennore	Thiruvallore	Pon
96	46	Nandiambakkam	Thiruvallore	Pon
97	12	Edayanchavadi	Thiruvallore	Pon
	XXXIX	**Sholavaram PU**		
98	1	Alamathi	Thiruvallore	Pon
99	2	Attanthangal	Thiruvallore	Pon
100	3	Vijayanallur	Thiruvallore	Pon
101	4	Nallur	Thiruvallore	Pon
102	5	Sembilivaram	Thiruvallore	Pon
103	6	Siruniam	Thiruvallore	Pon
104	7	Pannivakkam	Thiruvallore	Pon
105	8	Padianallur	Thiruvallore	Pon
106	9	Sothupakkam	Thiruvallore	Pon
107	10	Melsingilimedu	Thiruvallore	Pon
108	11	Perungavoor	Thiruvallore	Pon
109	13	Vichoor	Thiruvallore	Pon
110	14	Vellivoyal	Thiruvallore	Pon
111	15	Thirunilai	Thiruvallore	Pon
112	16	Kodipallam	Thiruvallore	Pon
113	17	Arumandai	Thiruvallore	Pon
114	18	Kandigai	Thiruvallore	Pon
115	19	Marambedu	Thiruvallore	Pon
116	20	Kummanur	Thiruvallore	Pon
117	21	Angadu	Thiruvallore	Pon
118	22	Sholavaram	Thiruvallore	Pon
119	23	Old Erumaivettipalayam	Thiruvallore	Pon
120	24	Erumaivettipalayam	Thiruvallore	Pon
121	25	Athur	Thiruvallore	Pon
122	26	Karanodai	Thiruvallore	Pon
Sl.No	Local Body/ Village No.	Division/Village Name	District	
123	27	Sothuperumbedu	Thiruvallore	Pon
124	28	Orakkadu	Thiruvallore	Pon
125	29	Soorapattu	Thiruvallore	Pon
126	30	Sekkanjeri	Thiruvallore	Pon
127	31	Nerkundram	Thiruvallore	Pon
128	32	Girudalapuram	Thiruvallore	Pon
129	33	Pudur	Thiruvallore	Pon

130	34	Nayar	Thiruvallore	Pon
131	35	Mafuskhanpet	Thiruvallore	Pon
132	36	Pudupakkam	Thiruvallore	Pon
133	37	Periyamullaivoyal	Thiruvallore	Pon
134	38	Chinnamullaivoyal	Thiruvallore	Pon
135	39	Valuthigaimedu	Thiruvallore	Pon
136	40	Madiyur	Thiruvallore	Pon
137	41	Seemapuram	Thiruvallore	Pon
	XXXX	**Puzhal PU**		
138	3	Sadayankuppam	Thiruvallore	Am
139	4	Kadapakkam	Thiruvallore	Am
140	5	Ariyalur	Thiruvallore	Am
141	6	Thiyambakkam	Thiruvallore	Am
142	7	Sendrambakkam	Thiruvallore	Am
143	8	Sirugavur	Thiruvallore	Am
144	9	Vilangadupakkam	Thiruvallore	Am
145	10	Palavoyal	Thiruvallore	Am
146	11	Theerthakiriyampattu	Thiruvallore	Am
147	13	Lyon	Thiruvallore	Am
148	14	Athivakkam	Thiruvallore	Am
149	15	Vadagarai	Thiruvallore	Am
150	16	Thandalkalani	Thiruvallore	Am
151	17	Grant Lyon	Thiruvallore	Am
152	18	Alinjivakkam	Thiruvallore	Am
153	19	Payasambakkam	Thiruvallore	Am
154	20	Chettimedu	Thiruvallore	Am
155	21	Vadaperumbakkam	Thiruvallore	Am
156	22	Kosappur	Thiruvallore	Am

Sl.No	Local Body/ Village No.	Division/Village Name	
District		Taluk	
157	25	Elanthancheri	Thiruvallore	Am
158	35	Mathur	Thiruvallore	Am
159	36	Manjambakkam	Thiruvallore	Am
160	37	Vilakkupattu	Thiruvallore	Am
161	62	Soorapattu	Thiruvallore	Am
162	63	Kathirvedu	Thiruvallore	Am
163	64	Puthagaram	Thiruvallore	Am
	XXXXI	**Villivakkam PU**		
164	39	Pammadukulam	Thiruvallore	Am
165	41	Pothur	Thiruvallore	Am
166	42	Vellanur	Thiruvallore	Am
167	43	Morai	Thiruvallore	Am
168	44	Pulikutti	Thiruvallore	Am
169	45	Tenambakkam	Thiruvallore	Am

170	46	Melpakkam	Thiruvallore	Am
171	47	Arakkambakkam	Thiruvallore	Am
172	48	Pandeswaram	Thiruvallore	Am
173	49	Kadavur	Thiruvallore	Am
174	50	Karlapakkam	Thiruvallore	Am
175	51	Kilakondaiyur	Thiruvallore	Am
176	52	Alathur	Thiruvallore	Am
177	53	Vellacheri	Thiruvallore	Am
178	54	Palavedu	Thiruvallore	Am
179	82	Nolambur	Thiruvallore	Am
180	83	Adayalampattu	Thiruvallore	Am
181	90	Ayappakkam	Thiruvallore	Am
182	93	Sivabudham	Thiruvallore	Am
183	94	Chettiyaragaram	Thiruvallore	Am
184	95	Thandalam	Thiruvallore	Am
185	96	Vanagaram	Thiruvallore	Am
186	97	Karambakkam	Thiruvallore	Am
187	100	Nerkunram	Thiruvallore	Am
188	102	Ramapuram	Thiruvallore	Am
	XXXXII	**Thiruvallore PU**		
189	27	Pakkam	Thiruvallore	Thi
Sl.No	Local Body/ Village No.	Division/Village Name	District	
	XXXXIII	**Poonamallee PU**		
190	6/2	Soranjeri	Thiruvallore	Poo
191	6/3	Ayalcheri	Thiruvallore	Poo
192	6/4	Anaikattucheri	Thiruvallore	Poo
193	7	Kannapalaiyam	Thiruvallore	Poo
194	8	Melpakkam	Thiruvallore	Poo
195	10	Parivakkam	Thiruvallore	Poo
196	11	Panaveduthottam	Thiruvallore	Poo
197	12	Pidarithangal	Thiruvallore	Poo
198	13	Kolappancheri	Thiruvallore	Poo
199	14	Chokkanallur	Thiruvallore	Poo
200	15	Voyalanallur	Thiruvallore	Poo
201	16	Thirumanam	Thiruvallore	Poo
202	17	Amudurmedu	Thiruvallore	Poo
203	18	Karunakaracheri	Thiruvallore	Poo
204	20	Nemilicheri	Thiruvallore	Poo
205	21	Nadukkuthagai	Thiruvallore	Poo
206	23	Annambedu	Thiruvallore	Poo
207	24	Agraharam	Thiruvallore	Poo
208	25	Sithukadu	Thiruvallore	Poo
209	26	Korattur	Thiruvallore	Poo
210	27	Nochimedu	Thiruvallore	Poo

211	30	Neman	Thiruvallore	Poo
212	31	Thirumalarajapuram	Thiruvallore	Poo
213	32	Kuthambakkam	Thiruvallore	Poo
214	33	Palanjur	Thiruvallore	Poo
215	34	Parvatharajapuram	Thiruvallore	Poo
216	35	Narasingapuram	Thiruvallore	Poo
217	36	Vellavedu	Thiruvallore	Poo
218	37	Melmanambedu	Thiruvallore	Poo
219	38	Mothirambedu	Thiruvallore	Poo
220	39	Thirukovilpattu	Thiruvallore	Poo
221	40	Kilmanambedu	Thiruvallore	Poo
222	41	Kavalacheri	Thiruvallore	Poo
223	42	Ariyapancheri	Thiruvallore	Poo
224	47	Nazarethpettai	Thiruvallore	Poo

Sl.No	Local Body/ Village No.	Division/Village Name	
	District	Taluk	
225	48	Varadharajapuram	Thiruvallore	Poo
226	58	Kattupakkam	Thiruvallore	Poo
227	59	Senneerkuppam	Thiruvallore	Poo
228	60	Goparasanallur	Thiruvallore	Poo
229	74	Agaramel	Thiruvallore	Poo
230	75	Meppur	Thiruvallore	Poo
231	76	Chembarambakkam	Thiruvallore	Poo
	XXXXIV	**Sriperumbudur PU**		
232	73pt	Chembarambakkam (pt) Tank portion	Kanchipuram	
233	108	Daravur	Kanchipuram	
234	109	Kattirambakkam Tank portion	Kanchipuram	
235	112	Chettipattu	Kanchipuram	
	XXXXV	**Kundrathur PU**		
236	54	Chinnapanicheri	Kanchipuram	
237	55	Paraniputhur	Kanchipuram	
238	56	Kolathuvancheri	Kanchipuram	
239	57	Srinivasapuram	Kanchipuram	
240	61	Ayyappanthangal	Kanchipuram	
241	62	Thelliaragaram	Kanchipuram	
242	63	Mowlivakkam	Kanchipuram	
243	64	Madanandapuram	Kanchipuram	
244	65	Mugalivakkam	Kanchipuram	
245	66	Manapakkam	Kanchipuram	
246	67	Kolapakkam	Kanchipuram	
247	68	Gerugambakkam	Kanchipuram	
248	69	Periyapanicheri	Kanchipuram	
249	70	Kovur	Kanchipuram	
250	71	Chikkarayapura	uram	

251	72	Kozhumanivakkam	Kanchipuram	
252	73	Malayambakkam	Kanchipuram	
253	79	Kollaicheri	Kanchipuram	
254	82	Thandalam	Kanchipuram	
255	83	Tharapakkam	Kanchipuram	
256	84	Rendamkattalai	Kanchipuram	
257	86	Kavanur	Kanchipuram	
Sl.No	Local Body/ Village No.	Division/Village Name	District	
258	87	Sirukalathur	Kanchipuram	S
259	88	Nandambakkam	Kanchipuram	S
260	89	Poonthandalam	Kanchipuram	S
261	90	Palanthandalam	Kanchipuram	S
262	91	Thirumudivakkam	Kanchipuram	S
263	92	Erumaiyur	Kanchipuram	S
264	93	Varadharajapuram	Kanchipuram	S
265	94	Naduveerapattu	Kanchipuram	S
	XXXXVI	**St.Thomas Mount PU**		
266	126	Cowl Bazaar	Kanchipuram	Tan
267	127	Polichalur	Kanchipuram	Tan
268	132	Tirusulam	Kanchipuram	Tan
269	141	Kottivakkam	Kanchipuram	Tan
270	142	Palavakkam	Kanchipuram	Tan
271	145	Neelankarai	Kanchipuram	Tan
272	146	Injambakkam	Kanchipuram	Tan
273	147	Karapakkam	Kanchipuram	Tan
274	148	Oggiamthuraipakkam	Kanchipuram	Tan
275	150	Medavakkam	Kanchipuram	Tan
276	151	Nanmangalam	Kanchipuram	Tan
277	152	Koilambakkam	Kanchipuram	Tan
278	153	Kulathur	Kanchipuram	Tan
279	154	Madippakkam (excluding S.No.1 to 96&221 to 244)	Kanchipuram	Tan
280	156	Perundavakkam	Kanchipuram	Tan
281	157	Moovarasampettai	Kanchipuram	Tan
282	168	Mudichur	Kanchipuram	Tan
283	171	Meppedu	Kanchipuram	Tan
284	172	Thiruvancheri	Kanchipuram	Tan
285	176	Vengaivasal	Kanchipuram	Tan
286	178	Kasbapuram	Kanchipuram	Tan
287	179	Vengapakkam	Kanchipuram	Tan
288	180	Agaramthen	Kanchipuram	Tan
289	181	Kovilancheri	Kanchipuram	Tan
290	182	Sithalapakkam	Kanchipuram	Tan
291	183	Maduraipakkam	Kanchipuram	Tan
292	184	Mulacheri	Kanchipuram	Tan

Sl.No	Local Body/ Village No.	Division/Village Name	District	Taluk	
293	185	Ottiyambakkam	Kanchipuram	Tan	
294	186	Arasankalani	Kanchipuram	Tan	
295	187	Perumbakkam	Kanchipuram	Tan	
296	188	Jalladianpet	Kanchipuram	Tan	
297	190	Semmanjeri	Kanchipuram	Tan	
298	191	Uthandi	Kanchipuram	Tan	
	XXXXVII	**Kattankolathur PU**			
299	1	Mannivakkam	Kanchipuram	Che	
300	2	Vandalur	Kanchipuram	Che	
301	3	Kilambakkam	Kanchipuram	Che	
302	9	Nedungundram	Kanchipuram	Che	
303	10	Puthur	Kanchipuram	Che	
304	11	Kolapakkam	Kanchipuram	Che	
			Cantonment Area, in the midst of Chennai Metropolitan Area is n Town Country Planning Act 1971 provisions and also in this Mas		
		St.th.Mount-cum-pallavaramCant			
1	123	St.Thomas Mount	Kanchipuram	Tan	
2	131	Minambakkam	Kanchipuram	Tan	

List of Villages included in Chennai Corporation

(Vide G.O. (Ms) No. 256, dt. 26.12.2009)

Sl.No	Local Body/ Village No.	Division/Village Name	District	Taluk
		MUNICIPALITY		
		Kattivakkam Municipality		
1	1	Kathivakkam	Thiruvallore	Ambattur
		Thiruvottiyur Municipality		
2	2	Eranavur	Thiruvallore	Ambattur
3	27	Thiruvottiyur	Thiruvallore	Ambattur
4	28	Sathangadu	Thiruvallore	Ambattur
		Manali Municipality		
5	26	Manali	Thiruvallore	Ambattur
6	23	Amulavoyal	Thiruvallore	Ambattur
7	24	Vaikkadu	Thiruvallore	Ambattur
		Madavaram Municipality		
8	34	Madhavaram	Thiruvallore	Ambattur
		Ambattur Municipality		
9	59	Oragadam	Thiruvallore	Ambattur
10	60	Menambedu	Thiruvallore	Ambattur
11	61	Korattur	Thiruvallore	Ambattur
12	72	Kakkapallam	Thiruvallore	Ambattur
13	80	Padi	Thiruvallore	Ambattur
14	81	Mogappair	lore	Ambattur

15	86	Athipattu	Thiruvallore	Ambattur
16	87	Mannur	Thiruvallore	Ambattur
17	88	Pattravakkam	Thiruvallore	Ambattur
18	89	Ambattur	Thiruvallore	Ambattur
		Maduravoyal Municipality		
19	99	Maduravoyal	Thiruvallore	Ambattur
		Valasaravakkam Municipality		
20	101	Valasaravakkam	Thiruvallore	Ambattur
		Alandur Municipality		
21	120	Alandur	Kanchipuram	Tambaram
22	124	Palavanthangal	Kanchipuram	Tambaram
23	133	Thalakanancheri	Kanchipuram	Tambaram
24	134	Nanganallur	Kanchipuram	Tambaram
25	136	Adambakkam	Kanchipuram	Tambaram
Sl.No	Local Body/ Village No.	Division/Village Name	District	Taluk
		Ullagaram Municipality		
26	135	Ullagaram	Kanchipuram	Tambaram
27	154pt	Puzhuthivakkam (Madipakkam S.No.1 to 96, 221 to 244)	Kanchipuram	Tambaram
		TOWN PANCAHYAT (TP)		
		Chinnasekkadu TP		
28	29	Chinnasekkadu	Thiruvallore	Ambattur
		Puzhal TP		
29	38	Puzhal	Thiruvallore	Ambattur
		Porur TP		
30	98	Porur	Thiruvallore	Ambattur
		Nandambakkam TP		
31	122	Nandambakkam	Kanchipuram	Tambaram
		Minambakkam TP		
32	125	Minambakkam	Kanchipuram	Tambaram
		Perungudi TP		
33	143	Perungudi	Kanchipuram	Tambaram
34	144	Seevaram	Kanchipuram	Tambaram
		Pallikkaranai TP		
35	149	Pallikkaranai	Kanchipuram	Tambaram
		Sholinganallur TP		
36	189	Sholinganallur	Kanchipuram	Tambaram
		PANCHAYAT UNION (PU)		
		MINJUR PU		
37	12	Edayanchavadi	Thiruvallore	Ponneri
		Puzhal PU		
38	3	Sadayankuppam	Thiruvallore	Ambattur
39	4	Kadapakkam	Thiruvallore	Ambattur
40	5	Ariyalur	Thiruvallore	Ambattur
41	6	Thiyambakkam	lore	Ambattur

42	20	Chettimedu	Thiruvallore	Ambattur
43	21	Vadaperumbakkam	Thiruvallore	Ambattur
44	22	Kosappur	Thiruvallore	Ambattur
45	25	Elanthancheri	Thiruvallore	Ambattur
46	35	Mathur	Thiruvallore	Ambattur
47	36	Manjambakkam	Thiruvallore	Ambattur
48	37	Vilakkupattu	Thiruvallore	Ambattur
Sl.No	Local Body/ Village No.	Division/Village Name	District	Taluk
49	62	Soorapattu	Thiruvallore	Ambattur
50	63	Kathirvedu	Thiruvallore	Ambattur
51	64	Puthagaram	Thiruvallore	Ambattur
		Villivakkam PU		
52	82	Nolambur	Thiruvallore	Ambattur
53	97	Karambakkam	Thiruvallore	Ambattur
54	100	Nerkunram	Thiruvallore	Ambattur
55	102	Ramapuram	Thiruvallore	Ambattur
		Kundrathur PU		
56	64	Madanandapuram	Kanchipuram	Sriperumbudur
57	65	Mugalivakkam	Kanchipuram	Sriperumbudur
58	66	Manapakkam	Kanchipuram	Sriperumbudur
		St.Thomas Mount PU		
59	141	Kottivakkam	Kanchipuram	Tambaram
60	142	Palavakkam	Kanchipuram	Tambaram
61	145	Neelankarai	Kanchipuram	Tambaram
62	146	Injambakkam	Kanchipuram	Tambaram
63	147	Karapakkam	Kanchipuram	Tambaram
64	148	Oggiamthuraipakkam	Kanchipuram	Tambaram
65	154	Madippakkam (excluding S.No.1 to 96 & 221 to 244)	Kanchipuram	Tambaram
66	156	Perundavakkam	Kanchipuram	Tambaram
67	188	Jalladianpet	Kanchipuram	Tambaram
68	190	Semmanjeri	Kanchipuram	Tambaram
69	191	Uthandi	Kanchipuram	Tambaram

††Annexure XXVII

Regulations for grant of Special Transfer of Development Rights (Spl.TDR) for slum resettlers

1. The slum dwellers residing at lands owned by Government departments or agencies, who are to be resettled to bring the encroached land to its original status or to make the land available for any public use are eligible for award of Special Transfer of Development Rights in the form of FSI to the extent and on the conditions set out below.

2. The slum dwellers eligible for the award of Special Transfer of Development Rights shall be the ones identified by the Tamil Nadu Slum Clearance Board (TNSCB) as eligible for alternate accommodation when evicted, based on the standard criteria adopted by the Tamil Nadu Slum Clearance Board from time to time.

3. Tamil Nadu Slum Clearance Board shall play the role of a co-coordinator–cum-facilitator, between the slum households to be evicted, the private developers of

alternate accommodation and the Chennai Metropolitan Development Authority (CMDA) that has to issue the Special Transfer of Development Rights Certificate.

4. Tamil Nadu Slum Clearance Board shall identify the private developers to provide alternate accommodation to the slum dwellers proposed to be evicted, through bidding process, and enter into agreement with the private developers for the provision of alternate accommodations to the slum beneficiaries identified by the Tamil Nadu Slum Clearance Board for eviction. The agreement may be tripartite between Tamil Nadu Slum Clearance Board, private developers and the Representatives or Associations of slum beneficiaries identified, or it may be bi-party between Tamil Nadu Slum Clearance Board and the private developers.

5. Tamil Nadu Slum Clearance Board shall ensure before the bidding process and entering into agreement with the private developers that majority of the slum dwellers eligible for alternate accommodation are willing to avail themselves of the scheme and to shift to the location or locations identified wherein the alternate accommodation will be provided through private developers.

6. The Member Secretary, Chennai Metropolitan Development Authority will assure Special Transfer of Development Rights to an extent of 30 square metres of floor area per slum household in favour of the beneficiaries of alternate accommodation, identified and informed by the Tamil Nadu Slum Clearance Board, and the assurance will be communicated to Tamil Nadu Slum Clearance Board.

7. FSI credit in the form of Special Transfer of Development Rights Certificate (Special TDRC) per slum beneficiary household shall be equal to 30 square metres of floor area multiplied by the factor 1.5 multiplied further by a factor arrived at by dividing the Guide Line Value (GLV) of the land at the emanating site with the GLV of the land at the special TDR receiving site.

$$\text{FSI credit per dwelling} = 30 \times \frac{\text{GLV for emanating site sq.m. of slum floor area}}{\text{GLV for receiving site}} \times 1.5$$

8. For arriving at the FSI credit, GLV of the land at the emanating site and the GLV of the land at the importing site shall be with reference to the same in the year of Special Transfer of Development Rights Certificate utilization applied for.

†† Approved in G.O. Ms. No.161, H&UD dept, dated 15.07.2010 and published in TNGG on 18.08.2010

9. In cases where GLV is not available for the emanating slum infested site, the GLV available for the adjoining site and if it is not available for the adjoining site also, then the same for the nearby site shall be taken into account of while arriving at the FSI credit.

10. The Special Transfer of Development Rights will be finally awarded by way of Special Transfer of Development Rights Certificate as recommended by Tamil Nadu Slum Clearance Board, to the private developers who have provided alternate accommodation of constructed dwelling units of floor area and standards as prescribed by Tamil Nadu Slum Clearance Board and at the location as agreed upon through agreement in regulation 4 above. It shall be awarded after ensuring that physical possession of alternate accommodation duly constructed to the standards prescribed by Tamil Nadu Slum Clearance Board are handed over to Tamil Nadu Slum Clearance Board. Final conveyance of absolute right over the tenements/flat constructed by the private developers to Tamil Nadu Slum Clearance Board shall be through a registered sale deed.

11. The Tamil Nadu Slum Clearance Board shall evict the slum dwellers identified and accommodate them in the alternate locations and handover the evicted site to the land owning department or agency.

12. Tamil Nadu Slum Clearance Board may collect lease rent, maintenance charges, or any other charges / amounts due to it before final transfer of the flat / tenement, after a specified period as normally done by Tamil Nadu Slum Clearance Board in the cases of flats / tenements they construct, and allot it to such slum dwellers, and it may be subject to such further conditions as may be prescribed by the Tamil Nadu Slum Clearance Board.

13. The developer who has obtained the Special Transfer of Development Rights Certificate may utilise it himself or transfer it to any person and it shall be done only with the clearance of Member Secretary, Chennai Metropolitan Development Authority by obtaining due endorsement on the Special Transfer of Development Rights Certificate after submitting a formal application in the prescribed format. If this procedure is not followed then the transfer will not be valid, and the certificate will be available for use only by the original/earlier holder.

14. The holder of Special Transfer of Development Rights Certificate who desires to utilize the FSI credit while making development in a site shall attach in his Planning Permission Application a copy of the valid Special Transfer of Development Rights Certificate.

15. Any Special Transfer of Development Rights Certificate obtained by misrepresentation of facts shall be liable for cancellation and Chennai Metropolitan Development Authority shall take further action as per law against the act.

16. Site in the following areas is not liable for utilization of Special Transfer of Development Rights Certificate FSI credit transferred from other areas:

a.Coastal Regulation Zone areas;

b.Aquifer recharge area;

c.Red hills Catchment area;

d.George Town area and Continuous Building Area;

17. Special Transfer of Development Rights Certificate may be used in one or more sites whether vacant or developed or by making additional constructions, in consistence with the Development Regulations. Further the FSI of plots shall not exceed 0.5 over and above the normally permissible FSI for that use in those receiving sites.

18. Before granting Planning Permission for development in the receiving plot, the endorsement on the valid original special Transfer of Development Rights Certificate shall be made by Member Secretary, Chennai Metropolitan Development Authority regarding the extent of utilization of FSI credit and the balance credit of unutilized credit of FSI, if any.

19. Special Transfer of Development Rights Certificate shall be issued on Rs.100/- stamp paper in an appropriate form prescribed and duly signed by Member Secretary, Chennai Metropolitan Development Authority. Such a certificate will be a transferable negotiable instrument only after due endorsement by Member Secretary, CMDA as provided in regulation (13) above.

20. The Member Secretary, Chennai Metropolitan Development Authority shall maintain a register in an appropriate form with regard to all transactions regarding grant and utilization of Development Rights.

21. The loss of Special Transfer of Development Rights Certificate by the holder will not entitle for availing the FSI credit. It shall be the responsibility of the Special Transfer of Development Rights Certificate holder to keep it safe and secure. No duplicate Special Transfer of Development Rights Certificate will be issued.

22. Special Transfer of Development Rights Certificate shall be valid initially for a period of five years. It may be renewed for further five years subject to payment of revalidation fee which may be prescribed and notified by Chennai Metropolitan Development Authority from time to time.

23. For the alternate accommodation provided directly by the Tamil Nadu Slum Clearance Board also the Special Transfer of Development Rights is awardable to Tamil Nadu Slum Clearance Board to the extent and on the conditions stated above in these regulations, and the Tamil Nadu Slum Clearance Board may utilise the FSI credit in their development sites or transfer it to others for their revenue generation.

24. The Special Transfer of Development Rights issued under these development regulations under the Second Master Plan shall be utilised within the Chennai Metropolitan Area. †

Guidelines for the Premium FSI*

(under D.R.No.36)

(i) The Premium FSI shall be allowed in the Chennai Metropolitan Area excluding Redhills catchments area restricted for development and area of water bodies maintained by the Chennai Metropolitan Water Supply and Sewerage Board for drinking water purpose. The Premium FSI shall be allowed relating the same to the road width parameters as follows:-

Serial Number	Road Width	Premium FSI (% of normally allowable FSI)
(i)	18 metres and above	40%
(ii)	12 metres – below 18 metres	30%
(iii)	9 metres – below 12 metres	20%

(ii) Additional benefit by way of Premium FSI accrued to the developer is related to the proportionate land extent.

For example, -

(a) In case where normally permissible FSI is 1.50, for every 1 sq.m of additional floor area constructed availing Premium FSI, proportionate land required will be 2/3 or 0.66 sq.m.,

(b) In case where normally permissible FSI is 2.0 to 2.5, for every 1 sq.m of additional floor area constructed availing Premium FSI, proportionate land required will be 1/2 or 0.50 sq.m., 2/5 or 0.40 sq.m., respectively.

(iii) The amount to be paid by the applicant towards the Premium FSI (hereinafter referred to as Premium FSI Charge) shall be equivalent to the cost of the proportionate land stated above, as per Guide Line Value of the Registration Department.

(iv) The applicant shall remit the Premium FSI Charge in one lump sum to Chennai Metropolitan Development Authority before getting planning permission.

(v) All the amounts collected towards the award of Premium FSI shall be remitted into Government account, to be allotted separately for this purpose. The amount shall be utilised for infrastructure development of the area as may be directed by the Government.

(vi) The applicant shall have absolute right over the property to make the development in the plot. Retention of undivided share of land will not be recognised for award of Premium FSI.

(vii) The applicant shall, at the time of filing of his/her planning permission application, state his/her willingness to avail the premium FSI and give an undertaking to remit the Premium FSI charge at the above said rates before getting the planning permission.

* Approved in G.O. Ms No.163, H&UD, dt. 9.9.2009 and the G.O published in TNGG on 23.9.2009

Guidelines for Transfer of Development Rights♣

(under D.R.No.9)

[i] In case of lands where it is partly affected by the Master Plan / Detailed Development Plan proposals or by any other development listed in the Regulation no.1 in the Annexure XXI of the DR, Planning Permission for development / construction in the remaining part of the site shall be considered by the Member Secretary, CMDA (or the competent authority to whom powers have been delegated for issue of planning permission) only after the part of the land required for the project / scheme has been surrendered through a registered gift deed satisfying the regulations for the grant of TDR stated in the DR.

[ii] (a) In other cases where a planning permission applications has not been received for any proposed development in a site as stated in (i) above, the Member Secretary, CMDA (or the local body concerned to whom power in this regard has been delegated) may publish a programme for road widening or a new road formation or implementation of any traffic and transportation infrastructure development or any urban infrastructure development granting TDR.

[b] After the above said publication, the owner can make and request to the Member Secretary, CMDA (or the executive authority of local body concerned as the case may be) for grant of Development Rights Certificate.

[iii] In cases where the site is already a developed one, irrespective of whether it is an authorized or unauthorised development, the part of the land required for the public purpose is eligible for the award of DRC.

[iv] In cases where there are existing buildings / structures in a site, and because of the surrender of the land for obtaining DRC there may be violations of planning parameters for the existing buildings retained in the remaining plot, they shall be construed as in conformity with these regulations as long as no addition or alteration or change of use is made, provided these existing buildings / structures should have been approved or in existence as such prior to 5.8.75. *(Public purpose over weighs any individual interest / requirement and hence violations if any in the remaining plot require such consideration of deemed provisions)*

[v] Existence of any unauthorised building in a plot does not prohibit a land owner from getting the DRC for the land required for the public purpose. But the existing building in the remaining part of the plot shall continue to be unauthorised until it gets regularised following due process of laws/rules, or demolished.

[vi] For arriving at the FSI credit the Guide Line Value [GLV] of the land surrendered and the GLV of the DRC utilized shall be with reference to the GLVs at the export and import sites in the year of DRC utilisation applied for.

[vii] (a) When utilised in the remaining part of the export site itself:

If the applicant of a planning permission application proposes to utilise the Development Rights of the part of the land he is surrendering / has surrendered, in the

♣Approved by the Authority in its Resolution No.93/2009, dt 22.9.09 and published in TNGG on 18.11.09

remaining part of the site retained by him, then also, the applicant is eligible for the FSI as prescribed in these regulations [i.e after allowing the guideline value incentives, the eligible FSI would be as given below:

Sl.No.	When the Site (from which the land surrendered) qualifies for FSI of	TDR FSI allowable for the land surrendered
1	Non MSB ≤ up to 1.50	2.25
2	MSB 1.75	2.25
3	MSB 2.00 / 2.25	2.50
4	MSB 2.50	2.75

In that case the question of issue of a separate DRC doesn't arise].

(b) When utilised in a different import site:

If the DRC is utilised in a different site (i.e. not in the remaining part of the export site itself), then the FSI eligible towards TDR will be as follows:

Sl.No.	When the Site (from which the land surrendered) qualifies for FSI of	TDR FSI allowable for the land surrendered
1	Non MSB ≤ up to 1.50	2.25 x V
2	MSB 1.75	2.25 x V
3	MSB 2.00 / 2.25	2.50 x V
4	MSB 2.50	2.75 x V

Where V is the multiplication factor arrived at by dividing the guideline value of the land surrendered with the guidelines value of the land at which the DRC is proposed to be received / utilised.

(c) In the cases where it is claimed that an export site qualifies for normally permissible FSI of 2.00 or more, the onus of proving the eligibility of that higher FSI permissible only for Multi Storeyed Buildings as per the DR, lies with the applicant, by submission of detailed plans of the existing developments in the export site.

[viii] DRC shall be valid initially for a period of 5 years, and may be renewed for a further period of 5 years subject to payment of revalidation fee fixed by the Authority, from time to time.

[ix] [a] Application for DRC shall be with necessary documents and particulars as prescribed in the Appendix – A.

[b] Format of the Development Rights Certificate to be issued by the Member Secretary, CMDA or executive authority of local body concerned to whom power has been delegated shall be as prescribed in Appendix – B.

[c] Register on the award of DRC, the transfer of DRC if any, and the utilisation of DRC shall be maintained as prescribed in Appendix – C.

[d] DRC holders shall submit utilisation form as prescribed in Appendix–D.

[x] DRC issued can be cancelled by the Member Secretary, CMDA or the executive authority of the local body to whom power has been delegated, in the following circumstances:

a. where DRC has been obtained by fraudulent means.

b.where the property is encumbered in any way restricting the ownership or development rights or where there is a dispute on the title of the land.

[xi] Where a land for any development listed in the Regulation no.1 in the Annexure XXI of the DR, could not be taken possession under these TDR regulations, Land Acquisition Laws can be invoked and the land required can be taken possession for the development by the public authorities so that the project or scheme can be implemented without any hindrance/delay.

[xii] The planning authority may consider relaxing set back requirements along the dividing line between the land surrendered and the land retained, for a proposed construction in the remaining plot, on individual merits of the case, except in the cases of multi storeyed buildings.

APPENDIX - A

Application for Development Rights Certificate

From
Name of the owner& his address
……
……
……

To
The Member Secretary,
Chennai Metropolitan Development Authority, Thalamuthu-
Natarajan Building,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

Sir,

I / We intend to surrender the part / whole of the land of extent about …… sq.m in T.S.No……, Block No……, S.No …….. of …… Village in …… Taluk of …….. District which is reserved as……..., a public purpose as per the Second Master Plan for CMA / ……..…….. DDP / as notified by the ……. Government Department or agency or ……. Local Body for the grant of DRC in lieu of monitory compensation.

I / We enclose herewith the following:

(i) Site plan showing the extent of the site owned by the applicant along with the details of the existing structures

(ii) FMB sketch / PLR extract for the site under reference duly attested by a revenue official not below the rank of Deputy Tahsildar

(iii) Title deed to prove that the applicant has absolute right over the land for which DRC is applied for

(iv) Area statement of the land for which DRC applied for, duly certified by an Architect or an Engineer who shall also be a class-I Licensed Surveyor

(v) Encumbrance certificate for *20 years*

I / We hereby state that no monetary compensation or DRC has been obtained earlier for the part of the land applied for the DRC now.

I agree for all the regulations and conditions stated in the Annexure XXI of the DR for CMA and the Guidelines notified there under including the conditions that the DRC issued can be cancelled if it has been obtained by any fraudulent manner and if it has come to the notice of the CMDA later that the site under reference is encumbered or the title is under litigation.

Signature of the owner of the land Encl.:

APPENDIX – B

Development Rights Certificate

Office of the Member Secretary,
Chennai Metropolitan Development Authority, Egmore,
Chennai-600 008.

I ……. Member Secretary, Chennai Metropolitan Development Authority having its office at Thalamuthu- Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai-600 008, certify that the persons named hereunder in this certificate is / are the Registered Holders of the DRC issued subject to the provisions of the Development Regulations No.9 [read with the regulations for TDR given in Annexure - XXI and the guidelines approved by the Authority] which formed part of the Second Master Plan for Chennai Metropolitan Area approved under the provisions of the Tamil Nadu Town & Country Planning Act, 1971.

i. Location and details of the land surrendered
……
……

ii Reservation as per the Master Plan / DDP or
……
……

2. The DRC can be utilised only in the areas notified for the purpose and subject to the conditions contained in the DR.

i) Certificate No. ……

ii) Names of the DRC Holders
……
……
……

iii) Extent of the land eligible for the FSI credit……

Given under the common seal ……day of …….. Year ……..

Senior Planner / Chief Planner, Area Plans Unit,
CMDA

Member Secretary
CMDA

APPENDIX –C

Register of DRC Information

(i) S.Nos.

(ii) Folio No.

(iii) CMDA File No.

(iv) Date of receipt of the DRC request in CMDA

(v) Date of award of the DRC & the Sanctioning Authority

(vi) DRC No.

(vii) DRC originally issued in favour of
……
……

(viii) Details of the land surrendered
a) S.No.
b) T.S.No.
c) Block No.
d) Village Name
e) Block No.
f) District
g) Abutting street name
h) Extent of land in each S.No.

(ix) Date of submission of utilisation requests

(x) Name of the transferor

(xi) Details of the land at which DRC utilised a) S.No.
b) T.S.No.
c) Block No.
d) Village Name
e) Block
f) District
g) Abutting street name
h) Extent of land in each S.No.

(xii) Balance extent of DRC if any

(xiii) Date of submission of utilisation request for the balance DRC

(xiv) Balance DRC utilisation details
a) S.No.
b) T.S.No.
c) Block No.
d) Village Name
e) Block
f) District
g) Abutting street name
h) Extent of land in each S.No.

(xv) Remarks

APPENDIX – D

Utilisation Application From

……

……..

……..

To

The Member Secretary,
Chennai Metropolitan Development Authority Thalamuthu
Natarajan Building,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

Sir,

I / We, the undersign, do hereby request to allow to utilise the DRC detailed below for the construction proposed to be put up at the site bearing S.No/T.S.No…… Block No……of ……..… Village…….…..... Taluk ……District for which the Planning Permission is applied for by …….…… (name) ……..… (address) and is being dealt in CMDA file No……

Particulars of DRC

DRC No. :

Issued in favour of :

Name in full Signatures

…….. …….. ……..

……

……

…….……

I / We, the applicants of the PPA for the construction at ….…… is / are willing to utilise the DRC issued in favour of the above persons, and request CMDA to permit the eligible floor area to be put up at my premises.

Name in full

…….. …….. ……..

Signatures

……

……

…….……

Attestation by Notary Public

I hereby attest the signatures of
the DRC holders and
the PPA applicants mentioned above.

Signature
Name
Address & Seal

Witnesses

1…….

2…….

¥Guidelines for Special TDR

The following guidelines shall be followed in the award of special TDR under DR. No. 9-A read with the detailed regulations contained in Annexure XXVII:

i. TNSCB shall identify the slum and workout a scheme for eviction and rehabilitation of the slum availing the special TDR provided for in the Development Regulations (DR). The scheme proposed ed in advance to CMDA with

the following details:

a)Revenue address of the site of the slum which is proposed to be evicted (i.e the details of T.S. No. / S.No., Block No., Village Name, Taluk and District)

along with the map showing physical boundary of the slum under reference.

b)No. of dwellings to be resettled along with the list of the slum beneficiaries who are eligible for award of special TDR under the DR provisions, who have been enumerated and identified by TNSCB based on the approved standard criteria.

ii. TNSCB shall workout the scheme in such a way that no part of the slum shall be left out from eviction for whatsoever reason. The slum clearance of the encroachments at the slum site by rehabilitating them elsewhere shall be planned in *toto* ensuing that no part is left as residuary part of the slum and it doesn't expand later and grow as a full slum in the same site. Compliance of this condition has become essential as otherwise the purpose of award of TDR will not be served. In cases of large slums, TNSCB may propose in consultation with CMDA on the extent to be considered for eviction and resettlement at a time, as it may not be possible for rehabilitating all of them at a time in such large slums.

iii. On receipt of the details stated in (i) above from TNSCB, CMDA shall examine the TNSCB's proposal and convey its assurance to TNSCB for award of special TDR to the private developers based on the list of slum beneficiaries certified as eligible by the TNSCB.

iv. TNSCB shall enter into final agreement with the developers only after receipt of CMDA's specific assurance for award of special TDR.

v. The buildings proposed/constructed by the developers under the scheme in agreement with the TNSCB shall conform to DR and the local body regulations and shall be

¥Approved by the Authority in its Resolution No. 117/2010, dt.17.9.10 and published in TNGG on 8.12.10

constructed only after getting due planning permission and building permission from the competent authorities as prescribed in the DR.

vi. The size of the dwelling unit to be provided by the developer shall not be less than 25 sq.mts. in plinth area (excluding common areas) and shall have atleast two habitable rooms with a place for cooking.

vii. TNSCB shall ensure that the developer gets planning permission and building permission, and that the constructions for rehabilitation are carried out to the specifications prescribed by TNSCB, with quality checks during constructions etc.

viii. The assurance of CMDA for award of special TDR is always subject to the compliance of supply of the dwellings and handing over to the TNSCB on time as agreed upon and execution of registered transfer deed.

ix. TNSCB shall take over the premises only after the developer obtains completion certificate issued by the competent authority for having completed the construction as per the approved plan and the TNSCB shall ensure that the buildings are ready for occupation with all service connections.

x. After receiving the certificate of the TNSCB for having taken over of the premises with buildings constructed to the specification of the TNSCB and title transfer to TNSCB through a registered deed, Member Secretary, CMDA shall award special TDR as provided in the DR to the developers recommended by the TNSCB.

xi. The cleared site shall be handed over to the Government department / agency by TNSCB immediately after the eviction and certificate by the landowning department shall be obtained for handing over and for its protection against encroachments subsequently.

xii. Any failure on the part of the land owning department to protect its slum cleared land from any encroachment or formation of slum shall not make the slum dweller on such re encroached land entitle for any special TDR under these provisions.

xiii. After clearance of the slum site covered in the scheme for rehabilitation and handing over of the cleared site to the concerned land owning government departments / agencies, the TNSCB shall send the scheme completion report to CMDA for record.

xiv. TNSCB shall ensure that a slum dweller avails himself / herself of the alternative accommodation only once.

xv. Development Rights Certificate (DRC) issued can be cancelled by the Member Secretary, CMDA in the following circumstances:

a) Where special DRC has been obtained by fraudulent means.

b) Where the property is encumbered in any way restricting the ownership or development rights or where there is a dispute on the title of the rehabilitation site.

xvi. In cases where TNSCB constructs directly the rehabilitation tenements and provides alternate accommodations, and proposes to avail the Special TDR as provided in the sub-D.R. No. 23 under the Annexure XXVII, the normal procedures stated above for private developers shall not apply. CMDA may award the Special TDR as may be eligible under the Development Regulations on receipt of details on the rehabilitation scheme and Board's resolution of TNSCB claiming the Special TDR, and keep the Government informed.

xvii. Format of the special Development Rights Certificate to be issued by the Member Secretary, CMDA shall be as prescribed in Appendix – I

xviii. Register on the award of DRC, the transfer of DRC if any, and the utilization of DRC shall be maintained as prescribed in Appendix – II

xix. Special DRC holders shall submit utilization form as prescribed in Appendix – III.

xx. Disclaimer: CMDA shall be absolved of any dispute or litigation arisen during implementation of the slum clearance scheme and any dispute or litigation shall be defended by the TNSCB, the scheme implementation agency.

APPENDIX – I

Special Development Rights Certificate

Office of the Member Secretary,
Chennai Metropolitan Development Authority,
Egmore, Chennai-600 008.

I ……. Member Secretary, Chennai Metropolitan Development Authority having its office at Thalamuthu- Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai-600 008, certify that the persons named hereunder in this certificate is / are the Registered Holders of the special DRC issued subject to the provisions of the Development Regulations No.9-A [read with the regulations for special TDR given in Annexure - XXVII and the guidelines approved by the Authority] which formed part of the Second Master Plan for Chennai Metropolitan Area approved under the provisions of the Tamil Nadu Town & Country Planning Act, 1971.

i. Location and details of the land from where the slum allottees have been evicted …….

ii. No. dwelling units allotted to eligible beneficiaries from above location, in the buildings constructed by the developer (name given in 2(iii) below) ……

2. The special DRC can be utilised only in the areas notified for the purpose and subject to the conditions contained in the DR.

i) Certificate No. ……

ii) Names of the special DRC Holders

…….

…….

…….

iii) No. of slum dwellings eligible for the FSI credit in favour of the developer

……

Given under the common seal …… day of…….. Year ……..

Senior Planner / Chief Planner,
Area Plans Unit,
CMDA

Member Secretary
CMDA

APPENDIX – II

Register of Special DRC for rehabilitation of slum families (xv)

S.Nos.

(xvi)Folio No.

(xvii)CMDA File No.

(xviii)Date of receipt of scheme proposal from TNSCB

(xix)Date of assurance to TNSCB for award of Special TDR

(xx) Date of receipt of TNSCB's certificate on taking over of constructed building for alternate accommodation

(xxi)Date of award of the special DRC & the Sanctioning Authority (xxii)Special DRC No.

(xxiii)Special DRC originally issued in favour of

…….

(xxiv)No. of slum dwellings eligible for FSI credit.

(xxv)Details of the land from where the slum allottees have been evicted

a) S.No.
b) T.S.No.
c) Block No.
d) Village Name
e) Taluk
f) District
g) Abutting street name
h) Extent of land in each S.No.

(xxvi)Date of submission of utilisation request

(xxvii)Name of the transferor

(xxviii)Details of the land at which special DRC utilised

a) S.No.
b) T.S.No.
c) Block No.
d) Village Name
e) Taluk
f) District
g) Abutting street name
h) Extent of land in each S.No.

(xxix)Balance extent of special DRC if any

(xxx)Date of submission of utilisation request for the balance special DRC

(xxxi)Balance special DRC utilisation details

a) S.No.
b) T.S.No.
c) Block No.
d) Village Name
e) Taluk
f) District
g) Abutting street name
h) Extent of land in each S.No.

(xv) Remarks

APPENDIX – III

Utilisation Application

From

…….
……..
……..

To

The Member Secretary,
Chennai Metropolitan Development Authority
Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road,
Egmore, Chennai-600 008.

Sir,

I / We, the undersign, do hereby request to allow to utilise the special DRC detailed below for the construction proposed to be put up at the site bearing S.No / T.S.No…… Block No……of ……..Village……..... Taluk ……..…District for which the Planning Permission is applied for by …… (name)……..(address) and is being dealt in CMDA file No……

Particulars of special DRC

DRC No. :
Issued in favour of :

Name in full Signatures

……. …….. ……..
…… …… …….……

I / We, the applicants of the PPA for the construction at …… is / are willing to utilise the DRC issued in favour of the above persons, and request CMDA to permit the eligible floor area to be put up at my premises.

Name in full Signatures

…….
……..
……..

Attestation by Notary Public

…… …… …….……

I hereby attest the signatures of the special DRC holders and the PPA applicants mentioned above.

Signature
Name
Address & Seal

Witnesses

1…….
2…….