

Draft

Variation to the approved Second Master Plan for the Chennai Metropolitan Area, 2026 under Tamil Nadu Town and Country Planning Act (Sent to the Government for approval)

In exercise of powers conferred by sub-section (4) of Section 32 of the Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act, 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the Second Master Plan for the Chennai Metropolitan Area, 2026, approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/386/(e)/2008 of Part-II Section 2 of the Tamil Nadu Government Gazette Extraordinary, dated 2nd September 2008

VARIATION

In the said Master Plan in the Development Regulations for Chennai Metropolitan Area, 2026

1. In Regulation 11, -

After sub-regulation 1 (f), the following shall be added as sub-regulation 1(g).

In case of Hospital Buildings with Ground Floor/Stilt Floor +First Floor and above and floor area exceeding 300 sq.m. in each floor, the set back area shall be free of any obstruction such as fountains, statues, flower pots, decorative idols, ramps etc., to facilitate , movement of vehicle and people during emergency.

2. In Regulation 25, -

- i) In Table-(7) Institutional Buildings, in Sl.No.G (b) after the words ‘prescribed set back spaces’, the following shall be added,

‘except in cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area more than 300 sq.m. in each floor’.

- ii) After the Sl.No. M in the Table 7, the following shall be added as Sl.No. N,

N In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure XXVIII shall be adhered to.

3. In Regulation 26, -

After sub-regulation 25, the following shall be added as sub-regulation 26-

- (26). In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure XXVIII shall be adhered to.

4. In Regulation 27, -

After sub-regulation 28, the following shall be added as sub-regulation 29-

- (29) In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure XXVIII shall be adhered to.

In Regulation 28, -

- i) In sub-regulation (2) F under column 'category II and category III after the words 'conditions as may be necessary.' the following shall be added,
'In case of Hospital Buildings, the maximum permissible height is 30 metres'.
- ii) After sub-regulation 26, the following shall be added as sub-regulation 27

- (27) In cases of Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor, the special provisions for Hospital Buildings prescribed in Annexure XXVIII shall be adhered to.

In Annexure XVIII,-

After sub-regulation (12) (e), the following shall be added as sub-regulation 13

- (13) Area covered by ramps in Hospital Buildings with Ground Floor/Stilt Floor + First Floor and above and floor area exceeding 300 sq.m. in each floor

7. After Annexure XXVII, the following shall be inserted as Annexure XXVIII

Annexure XXVIII
[DR No. 11,25,26,27 & 28]
Regulations for Special Provisions for Hospital Buildings.

1. Ramps of minimum width 2.4 m and minimum slope of 1:12 shall be provided in all Hospital Buildings with Ground Floor/Stilt Floor +First Floor and above and floor area exceeding 300 sq.m. in each floor.
2. Set back space around the building with access for fire fighting vehicles to operate, as already laid down in the Development Regulations shall be provided as given below:
 - (i) For buildings less than 17.0 metres height and up to Stilt+4F / GF+3F, 6.0 metres wide set back around.
 - (ii) For buildings between 17.0 metres and 30.0 metres height, 7.0 metres set back around.
 - (iii) Set back area should be free of any obstruction, such as fountains, statues, flower pots, decorative idols, ramps etc., to facilitate movement of vehicle and people during emergency.
3. Minimum of two large 'louvered windows' (with adequate safety provision) shall be provided in each floor for easy evacuation of persons, wherever the building is fully glazed.
4. Fire Lifts with alternate power supply outside the building shall be provided.
5. Fire fighting training shall be given for selected employees in each hospital. The Hospital Authorities shall approach the Directorate of Fire & Rescue Service Department (DF&RS) for imparting such training.
6. Regular mock drills shall be conducted once in every six months with the help of DF&RS to ensure effective functioning of all safe guards built for fire and life safety.
7. All Government/Private Hospitals shall display in suitable places, within the premises, declaration enlisting the fire safety measures and escape routes provided in the hospital. This declaration should be displayed on a board in Tamil and English.

Sd/-21.06.2016
MEMBER SECRETARY i/c