

CHENNAI METROPOLITAN DEVELOPMENT  
AUTHORITY, CHENNAI-600 008.  
(ADMINISTRATION DIVISION)

OFFICE ORDER NO.13 /2015

DATED: 29.05..2015

Sub: Establishment - CMDA- Area Plans Unit -  
Clarification on certain Development Regulation  
parameters - Issued.

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Planning permission applications for the proposed development within Chennai Metropolitan Area are examined as per Development Regulations which is part of Second Master Plan approved by the Government. The following clarifications are issued with reference to certain DR parameters:-

1. There are certain doubts raised about the processing of planning permission applications applied by Charitable Trust for Institutional development. It is clarified that the proposal should be processed based on the nature of development and not based on the applicant, since DR does not distinguish between charitable Trust and others.
2. As far as applicability of OSR for Institutional development, it is clarified that the principle while processing applications for Institutional use to be followed is to examine the sub division aspect of the land first and subsequently apply the planning parameters for the building. The land sub divided as Agricultural land either in acres / cents will not come under the purview of the sub division regulations. In the schedule of property, if the Agricultural land is registered in terms of sqft/sqm/ground, then the site has to be treated as urban land. If the land is purchased as Agricultural land and proposed for Institutional buildings, OSR will not apply even though if the extent is more than 10,000 sqm in respect of non-MSB developments. However, any part and parcel of the proposed land comprised in unauthorized amalgamation OSR is applicable.
3. If an Educational Institution applied for planning permission for an administrative building outside the Institutional campus, the proposed development has to be treated as office building under commercial category.
4. The proposal for development of Cinema Theatre / multiplex whether it is proposed separately or in combination of other activities, irrespective of the type of the development, No objection Certificate from Traffic and DF&RS to be insisted.
5. CMDA shall impose such conditions as deemed fit under DR Provisions 4 (2)(b) by insisting playground for institutional buildings.
6. FSI benefit cannot be extended for the land left for road widening to make the road as qualifying for the proposed development. Similarly, access to OSR space if provided within the site and not abutting public road will not be treated as link road and FSI benefit cannot be extended. Where link roads or road widening is insisted upon by CMDA, FSI within the site or TDR benefits can be extended.
7. If the existing building approved by appropriate authority (CMDA / Corporation / Local body ) is affected by street alignment portion, an undertaking may be taken to the effect that the street alignment portion will be handed over as and when road widening takes place as far as Govt. Dept. is concerned. If it is for any development other than Govt. / Semi Govt./ Statutory Board, street alignment shall be transferred to CMDA through a registered gift deed free from any structures / encumbrance.

8. As far as planning permission for container terminal, covered structure shall be permitted for storage of goods and processed under DR Rule 25 Table (9). However, a certificate from approving agency to be obtained and furnished to CMDA by the applicant. If any conversion / deviation in the usage of the building in future it will be treated on par with commercial development and action will be taken as per the prevailing rules and regulations.
9. Provision of link road shall be insisted for Institutional developments also on par with other developments as deemed fit.
10. There are office orders issued on the permissibility of the development on the Gramanatham area. If the applicant produces absolute patta in favour of them, then special building / group development can be permitted after verifying the genuineness of the patta.
11. Stilt floor in EWS development shall be permitted provided stilt floor to be used for only two wheeler parking and the same has to be clearly marked in the plan.
12. As far as planning permission application falling within CRZ Regulations, in addition to the DR of Second Master Plan, DCR as prevailed in 1991 has to be followed in accordance with CRZ regulations.
13. Planning Permission applications with less than 10,000 sqm of plot extent, link road may be insisted if there is any network plan prepared by CMDA, and if it is required to complete a circulation by connecting to any of the existing public roads around the site or vast open land available around the site. However, such type of planning permission applications has to be examined on the case to case basis.

A. KARTHIK,  
MEMBER-SECRETARY.

To

All Planning Assistants Gr.I/Gr.II, Area Plans Unit.  
All Deputy Planners, APU.  
All Assistant Planners, APU.

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G. 29/6/13  
ADMINISTRATIVE OFFICER.