

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

OFFICE ORDER NO. 4/2016

DATED: 25.01.2016.

**Sub:** Establishment - CMDA – APU – Guidelines issued for the scrutiny of Swimming Pool proposal Individual pool or incidental pool with any other prime purpose Development – Orders – issued.

**Read:** G.O. (Ms) No. 97, MAWS (Dept.,) dated 07.07.2015, Tamilnadu Urban Local Bodies (ULB) (Regulations and Monitoring of Swimming Pool) Rules, 2015.

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The Planning Permission Applications for the construction of Swimming Pool either individually or incidentally to any other developments proposed within Chennai Metropolitan Area (CMA) are presently examined as per the Development Regulations which forms part of Second Master Plan (SMP) approved by Government.

2. Government in the Municipal Administration and Water Supply Department in the reference cited framed a separate Rules in case of Swimming Pools. The Rules are known as “The Tamilnadu Urban Local Bodies (Regulation and Monitoring of Swimming Pool) Rules 2015” vide reference cited which came into force on the 7<sup>th</sup> Day of July 2015. As per the said Rule Section 3-Clause 2-Sub Section (c), the applicant who intend to construct a Swimming Pool shall obtain the concurrence of the Executive Authority of the concerned Urban Local Body (ULB). As per the Rule 2 Definition Clause VI, the Member Secretary, CMDA is the Competent Authority for CMA, for issuing concurrence for the construction of Swimming Pool.

3. Similarly, a ‘Committee’ has also been proposed to be constituted as per the Rules which will issue the No Objection Certificate (NOC) to operate a Swimming Pool. The Committee is Chaired by the Commissioner of Police, Chennai City and CMA and Member Secretary, CMDA is also a member of the Committee.

4. The following parameters are to be examined while issuing the concurrence, for the construction of Swimming Pool individually or as part of a larger development within CMA.

I. (i) Shape of the Swimming Pool may be any shape and of any dimension. However, in case of Swimming Pool in Educational Institutions their dimensions and shape shall be as mentioned below:

(a) The shape shall be rectangular only; and

(b) The dimensions shall be :

(i) Category – I : 50 m x 25 m;

(ii) Category – II : 25 m x 16 m;

(iii) Category – III : 15 m x 10 m; or

(iv) Category – IV : 10 m x 6 m

- (ii) In case, a pool is designed to have zero depth edge, the transition from shallow to zero depth should be a distance over and above the minimum pool dimension (zero depth edge means that portion of the perimeter of a zero depth pool where the pool floor intersects the pool water surface).
- II.**
  - (i) In case of educational institutions, there shall be swimming pool-in ground only and there shall be no pool-on ground or suspended pool. Swimming Pool-in Ground means only pool where sides rest in partial or full contact with the natural ground. Swimming Pool-on Ground or suspended pool mean any pool whose sides rest fully above the nature ground.
    - (ii) The design of the pool shall be certified by a Structural Engineer.
    - (iii) The location of the Pool shall be easily accessible by the emergency vehicle.
    - (iv) In case of Pools in amusement parks, the exclusive drive way of minimum width of 3.5 m from public road shall be made available without any obstruction upto a distance of atleast 30 m from the swimming pool.
- III.** The slope of the floor of the pool in shallow areas shall not exceed 30 cm vertical in 3.60 m horizontal except for the slope directed downward from the transition point, which shall not exceed 30 cm vertical in 1 m horizontal (shallow area means an area in a swimming pool, in which the water depth does not exceed 1.50 m at any point).

In portions of the pool with a depth greater than 1.5m, the front slope of the deep area shall not be steeper than 30 cm in 1 m (Deep area means an area of a swimming pool in which the water depth exceeds 1.5 m) (Please see figure 1, 2 & 3 Annexed).
- IV.** The pool walls shall be vertical to the floor and junction of the wall with the floor shall consists of a curve with a radius not exceeding 15 cm where the pool depth is 1.0 m or less. The pool walls shall meet one of the following criteria when the pool depth exceeds 1.0 m.
  - (a) The wall shall be vertical for a distance of 1.5 m below the water level, below which the wall may angle to the floor; or
  - (b) The wall shall be vertical for a distance of at least 1.0 m below the water level below which the water level shall form a curve to the floor. The curve shall be tangent to the pool wall and shall have a radius of curvature at least equal to the vertical distance between the centre of the curvature and the pool floor.

All junctions between walls and the pool floor, shall curved with a minimum radius of 25 mm (Please see figure 1, 2 & 3 Annexed).
- V.** The water depth of the shallow end of the swimming pool shall be 106 cm for all categories of the pool whereas the deeper end shall not be more than 167 cm for Category I and II pools and shall not be more than 152 cm for Category III and IV pools.
- VI.**
  - (i) Pools shall be completely surrounded by a deck that is at least 3 m in width and extends completely around and adjacent to the pool. There shall be no obstructions or interruptions of the pool deck within the 3m width other than necessary structural supports, or appurtenances such as perimeter overflow systems, starting blocks handrails, stand having life jackets, stand for life guard etc., A clear unobstructed walkway of at least 1.1 m in width shall be maintained at the place of such obstructions or interruptions. The walkway and deck area shall be a setback of at least 3 m from any adjacent structure or boundary of the site. There shall be no

obstructions or interruptions of the setback space within the 3 m adjacent to the deck. The setback space shall have a level difference of not less than 10 cm and not more than 15 cm below the level of the deck area. In case of swimming pool in single dwelling unit, the minimum requirement is 1 m wide deck area around the pool and the deck area shall have a setback of atleast 1 m from any adjacent structure or boundary of the site.

- (ii) The deck between two adjacent swimming pools shall be at least 6 m wide. All decks and walkways shall have an unobstructed overhead clearance of at least 2 m.

**VII.(i)** A swimming pool shall have at least two means of egress, located near opposite ends. Pools of 9 m or more in width shall have at least four means of egress that shall be located near each end and on opposite sides. The distance from any point with a depth greater than 76 cm in the swimming pool to a means of egress shall not exceed 15 m. At least two ladders or sets of step-holes shall be located at the deep area of the swimming pool.

**VIII.** No diving board shall be permitted in pools of Educational Institutions and Single Dwelling Units.

**IX.** The Dimension of swimming pools with diving facilities in excess of three meters in height shall follow the norms given in table which is annexed herewith.

**X.** (i) Separate shower, dressing booth and sanitary facilities shall be provided for each gender.

(ii) Minimum of three open showers and the five dressing booths shall be provided for each gender. Area of each dressing booth shall not be less than the size of 1.2 m x 1.5 m with windows or ventilation of not less than 0.5 square meter abutting such open space. Open showers and dressing booths for each gender shall be provided separately and shall be separated at least by a wall.

Provided that in case of swimming pool in single dwelling unit, the above provision is optional.

(iii) Necessary structural provision shall be made in the toilets to enable the physically challenged also to use them.

**XI.** (i) All indoor and outdoor pools shall be fenced. Fencing shall be at least 1.2 m height.

(ii) All indoor and outdoor pool premises shall have at least two exits of minimum width of 2.0 m located near opposite ends.

In addition the following guidelines shall also be complied with :

The category III & IV Swimming Pool in ground without dive board shall be permissible within the Stilt Floor as long as it is within the building limit provided it shall satisfy the above said rules with regard to shape, size, slope of the floor, depth of water, pool wall and floor joint specification, fencing of pool etc.,

(a) If it is proposed in the Terrace Floor, including the fencing of the pool as stated in the rule above shall not violate the building height set by the Development Regulations of Second Master Plan 2026.

(b) Similarly, the Swimming Pool in any other intermediate floor shall be permissible provided it shall satisfy the above said rules with regard to shape, size, slope of the floor, depth of water, pool wall and floor joint specification, fencing of pool etc.,

**XII.** While issuing Completion Certificate, the NOC from Executive Authority must be insisted. In all the PPs issued with Swimming Pool, the applicant is to be informed that prior permission from Executive Authority concerned as per G.O. Ms. No. 97 MAWS dated 07.07.2015 is to be obtained.

A. KARTHIK,  
MEMBER SECETARY.

Encl :

1. Figure 1, 2 & 3
2. Dimension table

To

- 1.All Planning Assistants Gr. I & II in APU / Reg. Unit / EC
- 2.All Assistant Planners in APU / Reg. Unit / EC
- 3.All DPs in APU / Reg. Unit / EC

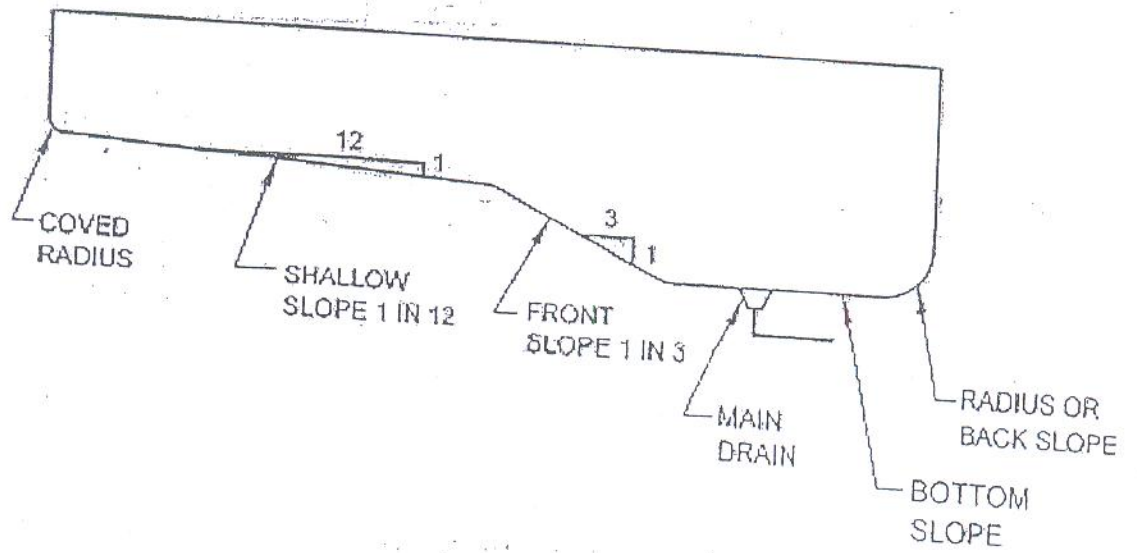
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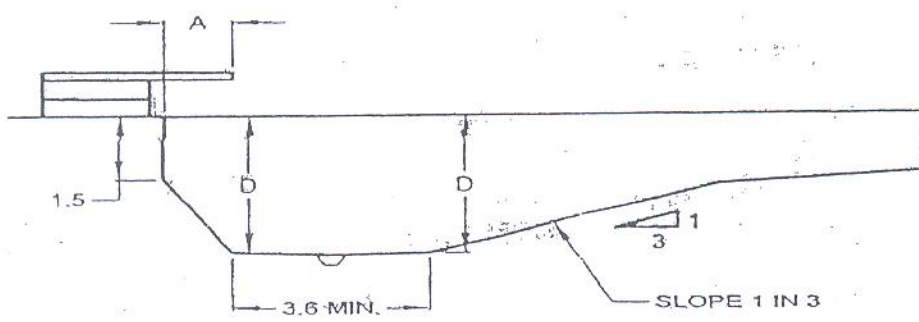
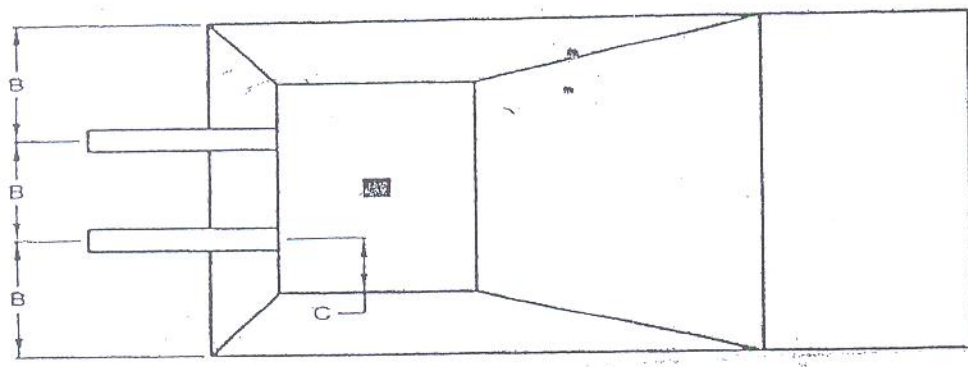
*G.*  
29/1/16  
ADMINISTRATIVE OFFICER.

*S.*  
25/01/16



All dimensions in metre.

FIG. 1 SLOPE OF POOL FLOOR

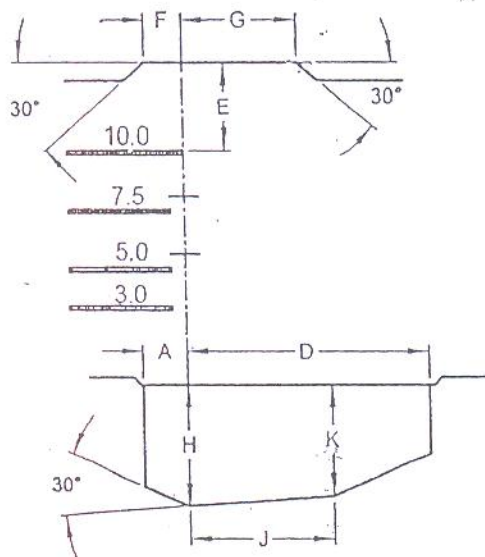


All dimensions in metre.

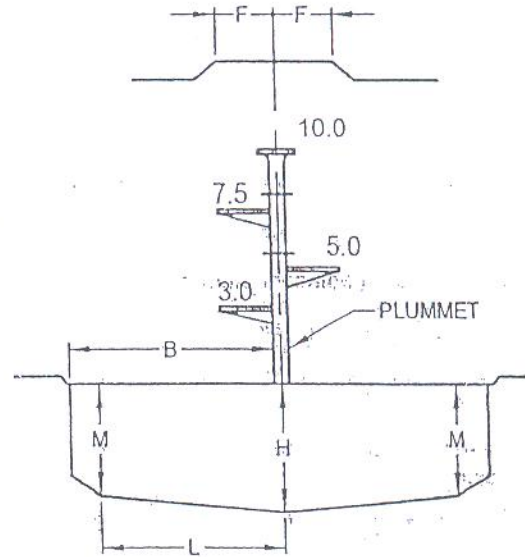
FIG. 2 GENERAL POOL WITH DIVING AREA DIMENSIONS

Minimum distance indicated	≤ 0.5	1	3
A – End wall to Tip of Board	1	1.5	1.5
B – Centre of board to sidewall or adjacent board	3	3	3.6
C – Centre of board laterally to point of required depth	1.2	1.2	1.8
D – Depth at end of board and for beyond 3.6 m	2.8	3	3.6

## LONGITUDINAL



## CROSS SECTION



All dimensions in metre.

FIG. 3 POOLS WITH DIVING FACILITIES IN EXCESS OF THREE METER IN HEIGHT

Dimensions of swimming pools with diving facilities in excess of three meters in height

Sl.No.	Dimensions	Designation	5m Platform (m, Min)	7.5m Platform (m, Min)	10m Platform (m, Min)
(1)	(2)	(3)	(4)	(5)	(6)
i	Length		6.0	6.0	6.0
ii	Width		1.5	1.5	1.5
iii	From Plummet: <del>Back to pool wall</del>	A	1.5	1.5	1.8
iv	Back to platform directly below		-	1.5	1.5
v	From Plummet to pool wall at side	B	3.9	4.5	5.2
vi	From plummet to adjacent plummet	C	-	-	3.6
vii	From plummet to pool wall ahead	D	10.5	11.0	13.7
viii	On plummet from board to ceiling overhead	E	3.6	3.6	3.6
ix	Clear overhead behind and each side plummet	F	2.7	3.0	5.0
x	Clear overhead ahead of plummet	G	5.0	5.0	5.0
xi	Depth of water at plummet	H	4.3	4.5	5.2
xii	Bottom distance ahead of plummet	J	6.0	8.0	12.2
xiii	Bottom depth ahead of plummet	K	3.3	4.0	4.5
xiv	Bottom distance each side of plummet	L	3.6	4.0	4.3
xv	Bottom depth each side of plummet	M	4.3	4.5	5.2