

## **Chapter - XIII**

### **Development Regulations**

In order to regulate developments, the areas within CMA have been designated as one of the 10 use zones listed in the Development Regulations (except for areas of specific use such as Water Body, Forests, Roads, Railways etc.). The developments in these use zones will be regulated in accordance with Development Regulations, which form part of the Second Master Plan. In each use zone certain uses will be permitted normally and certain other uses will be permitted with the special sanction of CMDA. The main purpose of the Development Regulation is to promote development in accordance with the land use zoning contained in this Master Plan.

13.2 The following are the land use zones designated in the Master Plan.

1	Primary Residential use zone
2	Mixed Residential use zone
3	Commercial use zone
4	Institutional use zone
5	Industrial use zone
6	Special and hazardous Industrial use zone
7	Open space & Recreational use zone
8	Agriculture use zone
9	Non Urban use zone
10	Urbanisable use zone

13.3 Further in CMA areas for buildings of special character such as multi storeyed building areas, continuous building areas, and economically weaker section areas are also designated in the plan. Ecologically sensitive areas zoned include CRZ areas, Aquifer recharge areas, and Red Hills catchment areas. MRTS influence areas; IT Corridor and areas around Airports are shown as areas of special character. Development prohibited area namely Pallikkaranaï swamp area, area around Indian Air Force station are clearly demarcated and shown in the Plan.

13.4 Land Use plans are numbered as Map No. MP-II/CMDA.1/2008 to Map No. MP-II/CMDA.15/2008 read with MP-II/City 1/2008 to MP-II/City 42 /2008 and MP-II/ CMA 1 /2008 to MP-II/ CMA 250 /2008

13.5 The grant of Planning Permissions within CMA shall be regulated in accordance with the Development Regulations. Development Regulations forming part of this Second Master Plan for CMA are given in Volume-II.