

Roc. No.17114/2007/BA2

Date : 05.03.2010

CIRCULAR

Sub : DTCP – Instructions to be followed with respect in the issue of planning permission – Issued – Reg.

- Ref. : 1) ROC No.17114/2007 1BA2, Dt.28.09.2009 & 07.01.2008 of this Directorate.
- 2) ROC No.10189/2009(1)/BA1, Dt.14.12.2009 of this Directorate.
- 3) Memorandum No. Nil, Dt. 01.03.10 of Tiruchirapalli Flat Promoters Association, Trichy-18.
- 4) Representation No.Nil, Dt.01.03.10 of Kalpesh Bafna, R.S.Puram, Coimbatore-2.

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This department has issued circulars to adopt certain parameters stipulated in the Development Control Rules of CMDA while processing the proposals for the issue of planning permissions in certain local planning Authorities vide under reference first cited above. Several clarifications are being sought by the promoters / Engineers regarding various issues related to planning parameters / standards. The clarifications for certain issues are issued as follows;

GROUP DEVELOPMENT

Vehicular access way of Special Buildings) “The DCR of CMDA specifies that the vehicular access way including passage is any, within the site shall have a minimum width of 7.2m. and such a vehicular access shall be available for every Building Block in the site within a distance of 50m. Further, it shall be a clear open to sky and no projection of structure over it is permissible”.

This is being interpreted in a wrong manner in many occasions by promoters. In this regard, it is clarified that “All building Blocks should be located in such a manner that they are accessible from the vehicular access way with a width of 7.20m. within a distance of 50m”.

Vehicular access way) “The DCR of CMDA stipulates that the internal
of Multi Storied) vehicular access way including passage if any
Buildings) within the site shall have a clear width of 7.20m.
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”.

In this regard, It is clarified that all buildings
Blocks should be located in such a manner that
they are accessible from the vehicular
accessway with a width of 7.20m. It is not
permitted to locate the building Block away from
the vehicular accessway.

Further, It is clarified that it shall be a minimum clearance of 1.50m
from the driveway to the building Block both Special and MSB buildings
and a clear motorable drive way to a minimum width of 3.50m around the
building Blocks.

Moreover, Part I of the check list Circulated by this office vide under
reference 2nd cited above, warrants NOC from Tahsildar, STP report &
Topo plan giving details within 500 m radius at Sl.No.11,14 and 19
respectively. In this regard, It is clarified that the NOC from Tahsildar need
not be insisted for the proposals proposed in DTCP approved layouts and
Town survey Numbers, the STP report need not be insisted in the case of
proposals in the area where under ground sewerage system exists. And
Regarding the Topo plan it shall be directed to furnish all details of
developments within 100m. of the proposed site and the details regarding
the Quarry or Crusher may be furnished only when they exists within
500m.

All, the Sub-ordinate officers are hereby instructed to follow the
above instructions and also to ensure that the proposals are satisfying all
the Norms/Rules/Checklists etc. before submitting them to this Directorate
for approvals / orders.

for Director of Town and Country Planning.

To :-

All subordinate offices : With a direction to communicate these
instructions to all promoters / Developers / LBS /
Engineers and also to display in the Notice
Board.

The Deputy Director Administration, DTCP.)) With a direction to display in the Notice Board and Circulation to Technical Section

Thiru. A.Sivaprakasam,)) With a direction to include these instructions in the contents of the DTCP Website.

Asst. Director.))
Head Office.))

Copy to :-

- 1) Thiru. M.Anand, President,
Tiruchirapalli Flat Promoters Association,
C-11, 1st Floor, 3rd Cross, Western Extension,
Thillainagar, Trichy-18.
- 2) Kalpesh Bafna, 37, West Periyasamy Road,
Jain Manor Apartment,
R.S.Puram, Coimbatore-2.
- 3) The President, CREDAI Tamilnadu,
Challa Mall, 11, Sir Thiyagaraya Road,
T.Nagar, Chennai – 600 017.