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35/06

Office of the Director of Town and
Country Planning, 807, Anna Salai,
Chennai-600 002. Dated: 13.2.2006

Roc.No. 2915/2006- LA2

Sub: Approval of layouts – Certain Clarifications – Regarding.

I have seen in a number of layouts that came up for approval from the District level Officers, either the road widths are not properly suggested or with the proper road width, the roads end at park sites blocking the access to the adjacent land. The recommendations are forwarded as they are prepared by the applicants/layout owners themselves without any judicious allocation of land for locating areas for public purposes.

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In some cases, though there are vacant lands available around the layout area and there is scope for further development as layouts, there is no link given between any two layouts in the area and the road width has not been increased considerably enabling the adjacent vacant land owners to prepare layouts. Taking into consideration of the extent of land available, the length of the road should be extended upto the vacant land in such a way that it ends at the vacant land/adjacent sub-divisions of land. The width of the road in the new layout to be approved should be decided based on the extent of adjoining vacant land available. At any circumstance, such a road in the layout should not end at spaces earmarked as "owners use" which deprives of an access to the adjacent land owner. If such a deliberate attempt is noticed in any of the layouts favouring the parties, it will be viewed very seriously and action taken against the officials responsible. Similarly no park area or OSR should be provided in such a way that the adjacent land owner is being blocked or he is made to suffer for an access.

Once the layout is approved, it may not be possible to rectify on a future date. Also as suggested in the DCF, the normal road width should be provided as follows:

i) Upto 120 m. length	7.00 m. width.
ii) Exceeding 120 m. but below 200 m.	9.00 m. width.
iii) More than 200 m. but below 500 m.	12.00 m. width.
iv) More than 500 m. but less than 750 m.	16.00 m. width.
v) More than 750 m. but less than 1000 m.	24.00 m. width.
vi) More than 1000 m.	30.00 m. width.

In the interest of forming layouts convenient to the residents/public and also keeping in mind the future developments, the above measures should be strictly adhered to.

16/2/06

V/S/Dir
13/02/06
Director of Town and Country Planning.

To
The Deputy Director/Assistant Director
in the Headquarters Office.
All Regional Deputy Directors.
All Members Secretaries of
Local Planning Authorities and New Town Development Authorities.

Copy to:
All Supervisors in the H.Q. Office.

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