

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

Dated 10.7.2006.

Roc.No.14611/2006-LA2

Sub: Layout – Office of the Director of Town and Country Planning,
Chennai-2 - Approval of layout adjacent to Railway Boundary Line
Certain instructions – Issued.

(1) It is seen from some of the layout files that the layout promoters are invariably proposing OSR area/park/roads within 30 metres of the Railway Boundary line. As per the Rule 5 (4) of the Tamil Nadu District Municipalities Building Rules, 1972, no construction should be permitted within 30 metres from the Railway Boundary without any No Objection Certificate from the Railway Authorities. If OSR is provided within 30 metres from the Railway line, there is a possibility of acquiring the land for expansion purposes by the Railway Authorities. In case of acquisition, the residents of the layout would lose the OSR area/park/roads meant for the public purpose. They are to be handed over to the Local Bodies for maintenance by a gift deed by the promoters and hence they should not be proposed within 30 metres from the Railway Boundary line. Further in the interest of public safety, the area near the Railway Line should not be earmarked as a park/road.

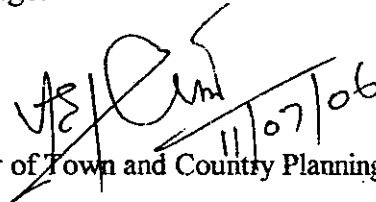
(2) While approving the layouts, the Composite Local Planning Authorities are in the habit of taking a portion of the neighbouring land for forming part of a road in the proposed layout without the consent of the neighbouring owners which leads to litigations and complications. Say for example, 30' road is formed taking 15' width from the neighbourhood land and joining the 15' road in the layouts that are coming for approval which should be avoided. It is, therefore, ordered that in future, while approving the layouts, the entire width of the roads should be marked within the applicant's site boundary itself without including any portion of the adjacent land without the consent of the respective land owner.

(3) Similarly all the parks are proposed shapelessly at the end of the layout boundary. It should be ensured that some parks are centrally located so as to have a standard and well-planned layout in order to keep up the principle of the Department.

(4) Also in a number of cases, the parks are proposed by the layout promoters under the High Tension lines. It is strictly instructed that there should be no park area provided below the High Tension lines on any account and this area should be kept open without assigning any use.

The above instructions should be scrupulously followed.

The receipt of this circular should be acknowledged.

Handwritten signature and date: 11/07/06
Director of Town and Country Planning.

To
All Regional Deputy Directors.
The Member Secretaries of Local Planning
Authorities/New Town Development Authorities.

Copy to:
The Joint Directors in the H.Q. Office.
All Supervisors in the Layout Section/H.Q. Office.