



ABSTRACT

Urban Development – Chennai Metropolitan Development Authority – Second Master Plan for Chennai Metropolitan Area, 2026 – Amendment to Regulations 26, 27 and 28 of Development Regulations for Chennai Metropolitan Area on Allowing parking in the Upper Floors above Stilt Floors – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UD I) DEPARTMENT

G.O. Ms. No.212

Dated: 26.09.2012

Read again:-

1. G.O.(Ms).No.190, Housing and Urban Development Department, dated 02.09.2008.

Read also:-

2. From the Member-Secretary, Chennai Metropolitan Development Authority, Letter No.C1/8058/12, dated 31.05.2012 and dated 14.08.2012.

= = = = =

In the G.O. first read above, the Government have approved the Second Master Plan for Chennai Metropolitan Area, 2026, Development Regulations for Chennai Metropolitan Area form part of the Second Master Plan approved.

2. In the letter second read above, the Member-Secretary, Chennai Metropolitan Development Authority has stated that the subject to allow car parking in the upper floors (i.e) Ground Floor + 3 Floors, as allowed in the case of Information Technology developments and exempt the same from the calculation of Floor Space Index and coverage, was placed before the Monitoring Committee in its meeting held on 30.3.2012. The recommendations of the Monitoring Committee was placed before the Authority and the Authority in Authority Resolution No.47/2012, dated 7.5.2012 have resolved to “approve the recommendations of the Monitoring Committee and to allow the covered car parking to the extent required as per the Development regulations in cases of Special Buildings, Group Developments and Multi-Storeyed Buildings. The Member-Secretary, Chennai Metropolitan Development Authority has requested the Government, to approve the guidelines on allowing parking in the Upper Floors above Stilt Floors.

3. The Government, after careful consideration, have decided to accept the proposal of the Member Secretary, Chennai Metropolitan Development Authority, and to amend the Development Regulations approved under Second Master Plan for Chennai

Metropolitan Area, 2026, as follows:-

(1) in regulation 26,-

- (i) the sub-regulation (7) shall be re-numbered as clause (a) of that sub-regulation;
- (ii) after clause (a) as so renumbered, the following clause shall be added, namely:-
“(b) In cases where upper floor / floors over a stilt parking floor is / are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor / floors shall conform to the special regulations prescribed in the Annexure-XXV-A”;

(2) in regulation 27,-

- (i) the sub-regulation (6) shall be re-numbered as clause (a) of that sub-regulation;
- (ii) after clause (a) as so renumbered, the following clause shall be added, namely:-
“(b) In cases where upper floor / floors over a stilt parking floor is / are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor / floors shall conform to the special regulations prescribed in the Annexure- XXV-A”;

(3) in regulation 28,-

- (i) the sub-regulation (4) shall be re-numbered as clause (a) of that sub-regulation;
- (ii) after clause (a) as so renumbered, the following clause shall be added, namely:-
“(b) In cases where upper floor / floors over a stilt parking floor is / are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor / floors shall conform to the special regulation prescribed in the Annexure-XXV-A”;

(4) After Annexure-XXV, the following Annexure shall be inserted, namely:-

“Annexure-XXV-A.

(Vide-Development Regulations 26, 27 and 28)

Special Regulations for parking at upper floors above a stilt parking floor in Special

Buildings/Group Developments/Multi Storeyed Buildings:-

(i) In cases where the minimum required number of parking is sought to be provided in the upper floors above the stilt parking floor, the same shall be allowable with Floor Space Index and coverage exemptions.

(ii) The parking spaces shall be designed and clearly marked and provided with adequate access, aisles, driveways and ramps required for maneuvering and movement of vehicles.

(iii) These upper floor parking spaces shall also conform to the standards prescribed in the Annexure-XVI. Further it shall also conform to the following:-

- (a) The upper parking floors shall not be enclosed by walls except Reinforced Cement Concrete (RCC) parapet / protector frame with maximum 1.2 metres in height.
- (b) The upper level parking floors shall be adequately provided with natural ventilation and lighting.
- (c) Where car/two wheeler lifts are proposed/provided, there shall be atleast one vehicular ramp to standards, from the parking floors to the ground level.
- (d) Water Closet/toilet facility and a security cabin are allowable in each of such upper level parking floors.
- (e) Before issue of Planning Permission, the land owner(s)/ person(s) who has right to sell the premises shall be required to register the Memorandum of Agreement in the format prescribed in One Hundred Rupees stamp paper to create a charge on the premises to prevent any unauthorized conversion of parking floors for other uses and to ensure continued uses of upper parking floor area for the purposes approved in the plan by Chennai Metropolitan Development Authority, and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Chennai Metropolitan Development Authority, in cases of deviation.

(iv) As the Chennai Metropolitan Area falls in seismic zone-III, the structural design of such upper level parking floors shall conform to the National Building Code and Indian Standards Institute standards prescribed therein and conformity of the same shall be certified by a qualified structural engineer who shall also be a qualified Class I Licensed Surveyor of Chennai Corporation, by signing the plan at the stage of obtaining Planning Permission, and also certifying its conformity at the stage of completion certificate.

(v) A charge shall be made by the owner when any deed of transfer is made, specifically mentioning that the upper floor parking spaces (shown in the plan) shall not be converted for other uses at any point of time and if there are any unauthorized conversion into other uses, the building is liable for enforcement action by Chennai Metropolitan Development Authority, or the agency designated by it as per the provisions of Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972).

Explanations: (1) The above special regulation for conventional parking floors shall not apply to an automated/mechanical parking which may have a number of vehicle holding layers above ground level, and such an automated/mechanical parking shall conform to the safety standards and shall be provided to the satisfaction of the Authority.

(2) Provision of any upper level parking above stilt parking floor without availing the Floor Space Index/coverage exemptions, shall not attract the above special regulation. However, such upper level parking shall conform to multi level parking requirement prescribed in the Annexure-XVI”.

4. Accordingly, the Government approve the variation to the Second Master Plan for Chennai Metropolitan Area, 2026 approved under the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) in the Government Order first read above as in the appended Notification.

5. The Works Manager, Government Central Press, Chennai – 600 079 is directed to publish the Notification appended to this order in the next issue of the Tamil Nadu Government Gazette.

(By Order of the Governor)

K.Phanindra Reddy,
Secretary to Government.

To
The Works Manager,
Government Central Press,
Chennai – 79 (w.e.)
(for publication of the Notification in the
Tamil Nadu Government Gazette)
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai – 8 (w.e.)
The Commissioner of Town and Country Planning, Chennai – 2 (w.e.)
The Commissioner,
Corporation of Chennai, Chennai – 3 (w.e.)

Copy to:-

The Law Department, Chennai – 9 (w.e.)
The Municipal Administration and Water Supply Department, Chennai – 9 (w.e.)
The Rural Development and Panchayat Raj Department, Chennai – 9 (w.e.)
The Private Secretary to Secretary to Government,
Housing and Urban Development Department, Chennai – 9.
The Senior Personal Assistant to Minister (Hg&UD), Chennai – 9.
SF/SC.

//Forwarded/By Order//

Section Officer.

APPENDIX.

NOTIFICATION.

In exercise of powers conferred by sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the Second Master Plan for Chennai Metropolitan Area, 2026, approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/386(e)/2008 of Part II – Section 2 of the Tamil Nadu Government Gazette Extraordinary, dated the 2nd September 2008:-

VARIATIONS

In the said Master Plan in the Development Regulations for Chennai Metropolitan Area,-

(1) in regulation 26,-

- (i) the sub-regulation (7) shall be re-numbered as clause (a) of that sub-regulation;
- (ii) after clause (a) as so renumbered, the following clause shall be added, namely:-
“(b) In cases where upper floor / floors over a stilt parking floor is / are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor / floors shall conform to the special regulations prescribed in the Annexure-XXV-A”;

(2) in regulation 27,-

- (i) the sub-regulation (6) shall be re-numbered as clause (a) of that sub-regulation;
- (ii) after clause (a) as so renumbered, the following clause shall be added, namely:-
“(b) In cases where upper floor / floors over a stilt parking floor is / are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor / floors shall conform to the special regulations prescribed in the Annexure- XXV-A”;

(3) in regulation 28,-

- (i) the sub-regulation (4) shall be re-numbered as clause (a) of that sub-regulation;
- (ii) after clause (a) as so renumbered, the following clause shall be added, namely:-
“(b) In cases where upper floor / floors over a stilt parking floor is / are proposed for parking to satisfy the minimum number of parking required as per the Development Regulations, such upper parking floor / floors shall conform to the special regulation prescribed in the Annexure-XXV-A”;

(4) After Annexure-XXV, the following Annexure shall be inserted, namely:-

"Annexure-XXV-A.

(Vide-Development Regulations 26, 27 and 28)

Special Regulations for parking at upper floors above a stilt parking floor in Special Buildings/Group Developments/Multi Storeyed Buildings:-

(i) In cases where the minimum required number of parking is sought to be provided in the upper floors above the stilt parking floor, the same shall be allowable with Floor Space Index and coverage exemptions.

(ii) The parking spaces shall be designed and clearly marked and provided with adequate access, aisles, driveways and ramps required for maneuvering and movement of vehicles.

(iii) These upper floor parking spaces shall also conform to the standards prescribed in the Annexure-XVI. Further it shall also conform to the following:-

- (a) The upper parking floors shall not be enclosed by walls except Reinforced Cement Concrete (RCC) parapet / protector frame with maximum 1.2 metres in height.
- (b) The upper level parking floors shall be adequately provided with natural ventilation and lighting.
- (c) Where car/two wheeler lifts are proposed/provided, there shall be atleast one vehicular ramp to standards, from the parking floors to the ground level.
- (d) Water Closet/toilet facility and a security cabin are allowable in each of such upper level parking floors.
- (e) Before issue of Planning Permission, the land owner(s)/ person(s) who has right to sell the premises shall be required to register the Memorandum of Agreement in the format prescribed in One Hundred Rupees stamp paper to create a charge on the premises to prevent any unauthorized conversion of parking floors for other uses and to ensure continued uses of upper parking floor area for the purposes approved in the plan by Chennai Metropolitan Development Authority, and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Chennai Metropolitan Development Authority, in cases of deviation.

(iv) As the Chennai Metropolitan Area falls in seismic zone-III, the structural design of such upper level parking floors shall conform to the National Building Code and Indian Standards Institute standards prescribed therein and conformity of the same shall be certified by a qualified structural engineer who shall also be a qualified Class I Licensed

Surveyor of Chennai Corporation, by signing the plan at the stage of obtaining Planning Permission, and also certifying its conformity at the stage of completion certificate.

(v) A charge shall be made by the owner when any deed of transfer is made, specifically mentioning that the upper floor parking spaces (shown in the plan) shall not be converted for other uses at any point of time and if there are any unauthorized conversion into other uses, the building is liable for enforcement action by Chennai Metropolitan Development Authority, or the agency designated by it as per the provisions of Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972).

Explanations: (1) The above special regulation for conventional parking floors shall not apply to an automated/mechanical parking which may have a number of vehicle holding layers above ground level, and such an automated/mechanical parking shall conform to the safety standards and shall be provided to the satisfaction of the Authority.

(2) Provision of any upper level parking above stilt parking floor without availing the Floor Space Index/coverage exemptions, shall not attract the above special regulation. However, such upper level parking shall conform to multi level parking requirement prescribed in the Annexure-XVI".

K.Phanindra Reddy,
Secretary to Government.

//True copy//

Section Officer.