



## **ABSTRACT**

Urban Development – Development Control Regulations of Local Planning Areas covering Coimbatore, Madurai, Thiruchirapalli, Salem, Tirunelveli, Vellore, Tirupur, Erode, Thoothukudi and Mammallapuram areas and sub urban areas of Kancheepuram and Tiruvallur – Approved – Variation under sub section (4) of Section 32 of Tamil Nadu Town Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) – Notified.

=====

### HOUSING AND URBAN DEVELOPMENT UD [4(1)] DEPARTMENT

G.O.(Ms).No.256

Dated: 05.12.2012

Read again:

1. G.O.Ms.No.1730, Rural Development and Local Administration Department dated 24.07.1974.
2. G.O.Ms.No.138, Housing and Urban Development (UDIV) Department dated 07.02.1990.
3. G.O.Ms.No.54, Housing and Urban Development (UDIV) Department dated 11.01.1991.
4. G.O.Ms.No.399, Housing and Urban Development (UDIV) Department dated 29.06.1992.
5. G.O.Ms.No.735, Housing and Urban Development (UDIV) Department dated 24.08.1993.
6. G.O.Ms.No.505, Housing and Urban Development (UDIV) Department dated 20.07.1994.
7. G.O.Ms.No.661, Housing and Urban Development (UDIV) Department dated 12.10.1994.
8. G.O.Ms.No.122, Housing and Urban Development (UDIV) Department dated 06.02.1995.
9. G.O.Ms.No.219, Housing and Urban Development (UDIV) Department dated 19.05.2000.
10. G.O.Ms.No.139, Housing and Urban Development (UDIV) Department dated 10.05.2002.
11. G.O.Ms.No.287, Housing and Urban Development (UDIV) Department dated 08.07.2004.
12. G.O.Ms.No.105, Housing and Urban Development (UDIV) Department dated 22.03.2005.
13. G.O.Ms.No.167, Housing and Urban Development (UDIV) Department dated 13.07.2006.
14. G.O.Ms.No.280, Housing and Urban Development (UDIV) Department dated 27.10.2006.

15. G.O.Ms.No.143, Housing and Urban Development (UDIV) Department dated 11.08.2009.
16. G.O.Ms.No.130, Housing and Urban Development (UDIV) Department, dated 14.6.2010.

Read also:

17. From the Director of Town and Country Planning Letter No.8468/2012/T, dated 31.5.2012 and 19.7.2012.

= = = = =

**ORDER:**

In the G.O. 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup> to 10<sup>th</sup> and 12<sup>th</sup> to 15<sup>th</sup> read above, the Government approved the Master Plan for Local Planning Areas of Erode, Vellore, Thiruvallur, Coimbatore, Madurai, Gummidipoondi, Kancheepuram, Salem, Chengalpat, Tiruppur and Tiruchirapalli respectively.

2. In the G.O. 16<sup>th</sup> read above, the Government have issued variations to the above Master Plans to incorporate Development Control Regulations to be followed in Local Planning Areas covering Erode, Vellore, Tiruvallur, Coimbatore, Madurai, Gummidipoondi, Salem, Chengalpattu, Tirupur and Thiruchirapalli and also directed to incorporate Development Control Regulations in the Master Plans of Tirunelveli, Thoothukudi and Mammallapuram areas as and when they are sent to Government for approval.

3. In the letter 17<sup>th</sup> read above, the Commissioner of Town and Country Planning has stated that CREDAI has represented among other things to allow car parking in the upper floors as allowed in the case of IT developments and exempt the same from the calculation of FSI and coverage. In this connection, Chennai Metropolitan Development Authority has passed resolution at its Authority meeting to allow parking area in upper floors in Chennai Metropolitan Area. It has also been proposed to allow the same in the area other than Chennai Metropolitan Area.

The Commissioner of Town and Country Planning has therefore suggested certain clauses for inclusion in the Development Control Regulations applicable to area under the control of Commissioner of Town and Country Planning to allow car parking in the upper floors as in the case of Chennai Metropolitan area for any development and to exempt the same from the calculation of Floor Space Index.

4. The Government after careful consideration of the proposal in para 3 above accept the proposal of Commissioner of Town and Country Planning to allow car parking in the upper floors and exempt the areas from calculation of Floor Space Index and coverage.

5. Accordingly, the Government hereby issue variations to Development Control Regulations prescribed in G.O. 16<sup>th</sup> read above, as mentioned in the notification appended to this order.

6. The Government also hereby vary the Master Plans for the local planning areas of Erode, Vellore, Tiruvallur, Coimbatore, Madurai, Gummidipoondi, Kancheepuram, Salem, Chengalpattu, Tiruppur, Tiruchirappalli, approved in the G.Os 2<sup>nd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup> to 10<sup>th</sup> and 12<sup>th</sup> to 15<sup>th</sup> read above respectively, under the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) as in the Notifications appended to this order.

7. The above Regulation shall also be followed in the Local Planning Areas of Mamallapuram, Tirunelveli and Tuticorin. The above regulation shall form a part of Master Plan to be approved for the above Local Planning Areas.

8. The Works Manager, Government Central Press, Chennai-79 is directed to publish the Notifications appended to this order in the next issue of the Tamil Nadu Government Gazette.

9. The Commissioner of Town and Country Planning in directed to pursue action accordingly.

(By order of the Governor)

K. Phanindra Reddy,  
Secretary to Government.

To  
The Commissioner of Town and Country Planning,  
Chennai-600 002.  
The Additional Chief Secretary to Government,  
Municipal Administration and Water Supply Department,  
Chennai-600 009.  
The Principal Secretary to Government,  
Rural Development and Panchayat Raj Department,  
Chennai-600 009.  
The Member Secretary,  
Chennai Metropolitan Development Authority,  
Chennai-600 008.  
The Managing Director,  
Tamil Nadu Housing Board,  
Chennai-600 035.  
The Managing Director,  
Tamil Nadu Slum Clearance Board,  
Chennai-600 005.  
The Director of Town Planning,  
Chennai-600 108.

The Commissioner of Municipal Administration,  
Chepauk, Chennai-600 005.

All District Collectors.

The Works Manager,  
Government Central Press,  
Chennai-600 079 (w.e).

(for publication of Notification in the Tamil Nadu Government Gazette)

Copy to:-

The Secretary to Chief Minister,  
Chennai-600 009.

The Special Personal Assistant to Minister (Hg&UD),  
Chennai-600 009.

The Special Personal Assistant to Chief Minister,  
Chennai-600 009.

The Special Private Secretary to Chief Secretary to Government,  
Chennai-600 009.

The Law Department, Chennai-600 009.

The Municipal Administration and Water Supply,  
Chennai-600 009.

The Senior Private Secretary to Secretary to Government,  
Housing and Urban Development Department,  
Chennai-600 009.

The Housing and Urban Development (UDI, UDII, UDIII, UDV, UDVI) Department,  
Chennai-600 009.

// Forwarded / By Order //

Section Officer.

## **APPENDIX**

### **NOTIFICATION-1.**

In exercise of the 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 master plan for Erode Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/1104/90, at page 115 of Part II -Section 2 of the Tamil Nadu Government Gazette, dated the 28<sup>th</sup> February, 1990.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

## **NOTIFICATION-2.**

In exercise of the 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 master plan for Vellore Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/3322/92, at page 419 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 22<sup>nd</sup> July, 1992.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.



### **NOTIFICATION-3.**

In exercise of the 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 master plan for Tiruvallur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4650/93, on page 1061 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 6<sup>th</sup> October, 1993.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

#### **NOTIFICATION-4.**

In exercise of the 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 master plan for Coimbatore Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/4377/94, on page 1078 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 9<sup>th</sup> November, 1994.

#### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

## **NOTIFICATION-5.**

In exercise of the 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 master plan for Madurai Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/645/95, at page 190 and 191 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 22<sup>nd</sup> February, 1995.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

## **NOTIFICATION-6.**

In exercise of the 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 master plan for Gummidipoondi Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/610/2000, on page 295 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 7<sup>th</sup> June, 2000.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.



## **NOTIFICATION-7.**

In exercise of the 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 master plan for Kancheepuram Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/464/2002, on page 310 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 29<sup>th</sup> May, 2002.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

### **NOTIFICATION-8.**

In exercise of the 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 master plan for Salem Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/233/2005, on page 168 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 13<sup>th</sup> April, 2005.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

## **NOTIFICATION-9.**

In exercise of the 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 master plan for Chengalpattu Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/461/2006, on page 300 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 6<sup>th</sup> September, 2006.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.

## **NOTIFICATION-10.**

In exercise of the 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 master plan for Tiruppur Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/573/2006, on page 375 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 22<sup>nd</sup> November, 2006.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.



## **NOTIFICATION-11.**

In exercise of the 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 master plan for Tiruchirappalli Local Planning Area approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/453/2009, on page 319 of Part II - Section 2 of the Tamil Nadu Government Gazette, dated the 2<sup>nd</sup> September, 2009.

### **VARIATION**

In the said master plan, in the, Development Control Regulations,

- (1) in regulation 3, in sub-regulation (3), in the Table, in the entry against SL.No.11, after the expression "Schedule-II", the expression, "and Schedule-II A" shall be inserted.
- (2) in regulation 4, in sub-regulation (6), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (3) in regulation 5, in sub-regulation (2), in Explanation (1), after the expression "Schedule-II", the expression, "and Schedule-II A" shall be added.
- (4) After "Schedule-II", the following Schedule shall be inserted, namely:-

#### **"Schedule – II A**

Special Rules for parking at upper floors above stilt parking floor in Special Buildings / Group developments / Multi-storeyed Buildings.

- i) In case where the minimum required number of parking, as prescribed in the Development Control Regulations could not be accommodated in the basement floors and / or a stilt floor (by way of covered parking not counting the open parking), parking in the subsequent upper floors above the stilt parking floor is allowable with Floor Space Index and coverage exemptions to the extent required to accommodate the minimum required number of parking after accommodating the same in the lower floors.
- 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 Schedule II. 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 meters 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 is required to register the Memorandum of Agreement in the format prescribed below in Rs.100/- (Rupees One Hundred only) stamp paper to create a charge in 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency and to hand over the upper parking floor area designated in the sanctioned plan free of cost to Local Planning Authority or Regional Deputy Director of Town and Country Planning or designated agency in cases of deviation.
- iv) The structural design of such upper level parking floors shall conform to the National Building Code and Indian Standard 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, 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 annexed) 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 the Local Planning Authority or the Regional Deputy Director of Town and Country Planning or designated agency as per the provisions of the Act.

**Note:**

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 above special regulation. However, such upper level parking shall conform to multilevel parking requirement prescribed in Schedule II of the Development Control Regulations.

K. Phanindra Reddy,  
Secretary to Government.

/True Copy/

Section Officer.