

What is CMDA ?

Chennai Metropolitan Development Authority is a statutory organization of the Tamil Nadu Government. Its responsibility is among other, to regulate all physical developments within Chennai Metropolitan Area on planned lines. For this purpose CMDA has prepared a Master Plan which designates the land use permissible in every part of the Chennai Metropolitan Area.

What is Planning Permission?

Before you undertake any development you have to obtain Planning Permission from the CMDA, which is must under the Town & Country Planning Act. The permission is valid for 3 years from the date of issue. Planning Permission once issued can be renewed for another period of 3 years by an application within the validity period of issued Planning Permission.

How do you obtain Planning Permission?

Two categories of applications have been prescribed –Form-‘A’ for laying out of lands for building purposes and Form-‘B’ for all other development.

You can get an application form paying the appropriate amount from the offices of Chennai City Municipal Corporation, or the Municipality Township or Panchayat Union. These forms are not on sale in the CMDA office since applications are to be filed directly with the Corporation or local body.

What are the documents to be attached to the application?

Five copies of plans showing :

- A detailed site plan with the site distinguished clearly and the proposed structure located within the site, indicating specifically the dimensions by which it is set back from the property boundaries.
- Plan, elevation and sectional details of the structure proposed to be constructed or developed, distinguishing clearly the existing developments if any, as also full relevant details if the development comprised of institution of new use or change of use.
- Key plan showing the location of the site. These plans and the application are to be signed by the applicant and an Architect or a Surveyor, licensed by the local body for the purpose.
- Clearance from the competent authority (if necessary)
- Sale deed / Lease deed and Patta to establish your title to the land.

With whom should you file the application?

With the Chennai City Municipal Corporation / Municipality / Town Panchayat / Panchayat Union, as the case may be.

On what basis is Planning Permission issued?

Your application will be scrutinized with reference to the land use for which site has been designed under the Master Plan or the Detailed Development Plan read with the Development Control Rule corresponding to that particular use.

If the application satisfies the Development Control Rules, Planning Permission will be issued, and if not, Planning Permission will be refused by the Local Authority. Only in major cases the applications may have to be referred to the CMDA by the local Authority, for its scrutiny.

Planning parameters for Non High Rise Buildings –

i) All buildings not exceeding 18.30m in height,

ii) The minimum road width, FSI, set back etc. for Non High Rise buildings up to 16 dwellings or up to 300 square meters of commercial building shall be regulated according to the table below:

Sl.No	Description	Continuous Building Areas	Economically weaker section Areas	Other areas	
1	2	3	4	5	
A	Minimum road width	3.0 m	3.0 m	3.0 m up to 6.0 m	6.0 m and above
B	Maximum Height	GF + 2F or Stilt + 3F subject to a maximum of 12m height		GF + 1F or Stilt + 2F subject to a maximum of 9m height	GF + 2F or Stilt + 3F subject to a maximum of 12m height
C	Maximum number of dwelling units/commercial use	Up to 16 dwellings or up to 300 square meters of commercial use	Up to 16 dwellings	Up to 8 dwellings	Up to 16 dwellings or up to 300 square meters of commercial use

Sl.No	Description	Continuous Building Areas	Economically weaker section Areas	Other areas		
1	2	3	4	5		
D	Maximum FSI	2.0				
E	Minimum Set backs	Where Street Alignment/new road is prescribed, it shall be from that street alignment/ new road line. In the case of others, it shall be from the property boundary.				
i)	Front set back	1.5 m	1.0 m	Abutting road width	Front set back	
				Upto 9.0m.	1.5m	
				More than 9.0m. Up to 18m	3.0m	
				More than 18m. Up to 30.5m	4.5m	
				More than 30.5m	6.0m	
ii)	Side set back	Nil		Height of the building	Plot width	SSB
				upto 7m	Up to 9m	1m on one side
					Above 9m	1m on either side
				More than 7m. Upto 12m	Up to 6m	1m on one side
					Above 6m, up to 9m	1.5m on one side
	Above 9m	1.5m on either side				
iii)	Rear set back	Nil		Height of the building		RSB
				Up to 7m		Nil
				More than 7m. Up to 12m		1.5m

Requirements of Parts of Building :

1. Plinth :

- (a) Main buildings: The plinth or any part of a building or out house shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall be not less than 45 cm from the surrounding ground level. However in flood prone areas, plinth shall be above the maximum flood level notified by the concerned authority.

- (b) Interior court yards and covered parking areas shall be raised at least 15 cm above the determining ground level and shall be satisfactorily drained.

Walls :

- (a) The outer walls of a building shall be constructed of bricks or stone or other incombustible material.
- (b) All walls of a building must be properly bonded.
- (c) Damp-Proof
 - (i) Every wall and pier of the building except when built on materials such as steel or reinforced cement concrete shall be provided with a damp proof course.
 - (ii) Damp-proof course shall be laid at a level not higher than the lowest part of underside of the construction of the ground floor and shall extend to the full width and extent of such walls or piers. It shall be at least two centimeters thick. Where the damp-proof course is provided below the plinth level, vertical damp-proof course shall be provided between the floor and the inside of the plinth.

Kitchen :

(a) Height:

The height of a kitchen measured from the surface of the floor to the lowest point of the ceiling (bottom slab) shall not be less than 2.75m, except for the portion to accommodate floor trap of the upper floor.

(b) Size:

The area of a kitchen where separate dining area is provided shall be not less than 5.0 sq.m. with a minimum width of 1.8m. where there is a separate store, the area of the kitchen may be reduced to 4.5sq.m. A kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1m.

Habitable Rooms :

(a) Height: The height of all rooms for human habitation shall not be less than 2.75m measured from the surface of the floor to the lowest point of the ceiling bottom of slab. In the case of pitched roof, the average height of rooms shall not be less than 2.75m. The minimum clear head room under a beam, folded plates or eaves shall be 2.4m. In the case of air conditioned rooms, a height of not less than 2.5m measured from the surface of the floor to the lowest point of air conditioning duct or the false ceiling shall be provided.

(b) Size: The area of habitable room shall not be less than 7.5sq.m with a minimum width of 2.4m. Pooja room, or store room shall not be taken as a habitable room]

Bathrooms and Water closets :

(a) Height:

The height of a bathroom or water closets measured from the surface of the floor to the lowest point in the ceiling bottom of slab shall not be less than 2.1m.

(b) Size:

The area of a bath room shall not be less than 1.4 sq.m. with a minimum width of 1.0m. The floor area of water closet shall be 1.0 sq.m. with a minimum width of 0.9m. If bath and water closet are combined, its floor area shall not be less than 2.4sq.m. with a minimum width of 1.2m.

Roofs:

- (a) The roof of a building shall be so designed and constructed as to effectively drain water by means of sufficient rain-water pipes of adequate size wherever required, so arranged, jointly and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building.

- (b) Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner.

- (c) Conservation of rain-water using suitable rainwater harvesting techniques including by roof water collection shall be made.

Stairways Requirements:

(a) Minimum width of staircase shall be:

(i) (a) Ordinary Residential buildings..... 0.75 m

(b) Other Residential buildings 0.90 m

b) Minimum tread

The minimum width of tread without nosing shall be 250mm for residential buildings. The minimum width of tread for other buildings shall be 300mm. In case of spiral staircases, it shall have the above minimum tread width at the outer end.

C) Maximum riser

The maximum height of riser shall be 190 mm for residential buildings and 150 mm for other buildings and these shall be limited to 15 per flight.

Completion Certificate:

For all buildings except residential building up to 12m in height not exceeding 3 dwelling units or 750 sq. m and all type of Industrial buildings, the Applicant or Owner or Power of Attorney Holder or Registered Developer and any other Person who is acquiring interest shall submit a completion report in Form 5 along with Form 6, 7 and 8 in Annexure - XIV, to obtain Completion Certificate, certifying that the building has been completed as per the approved plan, from the competent authority that has issued Planning Permit before getting service connections such as electric power connection, water supply sewerage connection. These service connections shall be given by the service provider to these buildings only after the production of the Completion Certificate.

Thank you!
Jim

