

Planning Permission from Local Planning Authority

At a Glance

Planning Permission.

Planning Permission is one in which the permission issued by the respective Planning authority **under section 49 of the Town and Country Planning Act 1971.**

Section 49 :

Any person not being any state Government or the Central Government or any local authority intending to carry out any development on any land or building on or after the date of the publication of the resolution under sub-section (2) of section 19 or of the notice in the Tamil Nadu Government Gazette under section 26 shall make an application in writing to the appropriate Planning Authority for permission in such form and containing such particulars and accompanied by such documents as may be prescribed.

Powers Delegated to the Local Bodies;

Powers delegated to the Local bodies vide DTCP circular Roc. No. 9862/10/BA1 dated 14.06.2010 and 30.12.2010 are as follows.

Sl. No.	Use of Building.	No of floors	No of dwelling units	Total floor area	Type of Building
1)	Residential	Ground + first Floor	Four	4000 sq.ft.	Single Building.
2)	Commercial	Ground + first Floor	-	2000 sq.ft.	Single Building.

The Local body should issue the building permission along with planning permission within the above delegated powers. If the proposal seeking planning permission of the extent is exceed the limit the local body should issue the building permission after obtaining the planning Permission from the competent authority i.e. LPA / DTCP .

Powers Delegated to the Madurai Local Planning Authority

For layouts;

Sl.No	Area	Extent
1	Urban Areas (Corporation, Municipality, Town Panchayat)	5 Acres
2	Rural Areas (Village Panchayats)	10 Acres

For Buildings;

Sl.No	Type of Building	Extent in M²	No of floors
1	Residential	2500m ² (up to 50 units)	G+3 (or) Stilt + 4
2	Commercial	2500 m ²	G+3 (or) Stilt + 4
3	Educational use (up to Hr.sec)	any Extent	G+2
4	Other institutions, Public Building	2500 m ²	G+3 (or) Stilt + 4

Use zone Regulations

MASTER PLAN ;

Master Plan is a basic document and it is prepared for town and cities giving emphasize for zoning regulation for judicious use of urban land. Thus a master plan is a key development plan to provide land use allotment for residential, commercial, industrial, public and semi-public, traffic and transportation, parks, play field and open spaces, etc., taking into consideration the existing land uses. The plans while suggesting for broader land use restriction, will also identify the problem areas in traffic and transport, location for education, recreation site etc., and propose for provision of infrastructure facilities based on the projected population for that area. Madurai master plan was approved in G.O.Ms.No.122, Housing and Urban Development (UD-IV) Department, dated 6.2.1995.

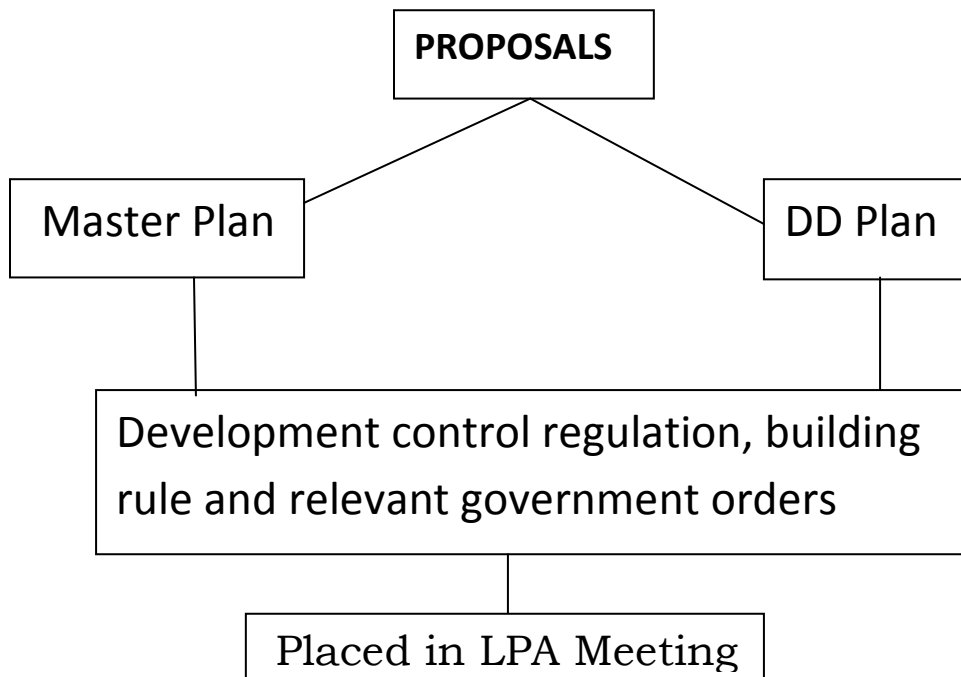
DETAILED DEVELOPMENT PLAN

Detailed development plans are prepared in conformity with master plan proposals, prepared for smaller areas within the planning area. These are the action plans where the development projects and programmes are envisaged. It is a micro level plan with detailed road network in which master plan is translated for development of specific areas in the town which exhibits faster growth. The DD plans are also reviewed periodically based on the trend of development. There are 122 Detailed Development plans are prepared in Madurai Local Planning Area.

DEVELOPMENT CONTROL REGULATIONS

The Government of Tamil Nadu issues development control regulations for Madurai local planning area vide Go.ms.No. 130 H&UD Department dated 14.06.2010.

Process of Proposal



Type of Buildings

- 1) Ordinary Building.
- 2) Special Building.
- 3) Group Development
- 4) Multi-storied and Public Building.

Regulation for Special building

(1) “Special buildings” means -

- (a) a residential or commercial buildings with more than two floors; or
- (b) a residential building with more than four dwelling units; or
- (c) a commercial building exceeding a floor area of 300 square metre:

Provided that any construction in the second floor with prior permission as an addition to an existing ground and first storeyed authorised ordinary residential building which is three years old shall not be construed as a “Special Building”.

(2) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Planning Parameters.-

The extent of the site, plot coverage, FSI, set back etc. for the developments shall be regulated according to the Table below:—

No.	Description	Residential	Commercial	Institutional zone, Educational, Public and Semi public	Industrial
1)	Minimum plot extent	220 sq.m.	300 sq.m.	892m ²	892m ²
2)	Minimum plot width/frontage	9m	9m	25m	25m
3)	Minimum road width	9m	9m	9m	9m
4)	Maximum height of building	15m or G+3 floors or stilt + 4 floors	15m or G+3 floors or stilt + 4 floors	15m or G+3 floors or stilt + 4 floors	15m. Provided that water tank, chimneys, bunkers, silos etc. which are not intended to human habitation may be permitted subject to a ceiling of 30m. from the ground level.

5)	Maximum Floor Space Index (FSI)	1.5	1.5	1.5	1.0
6)	Maximum plot coverage	70%	65%	60%	50%
7)	Front set back	Min – 3m. Upto 18m– 3m. 18m to 24m – 4.5m. More than 24m, NH & SH – 7m	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m	Min – 3m. Upto 18m– 3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.	Min – 3m. Upto 18m–3m 18m to 24m – 4.5m. More than 24m & NH & SH – 7m.
8)	Side set back	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher
9)	Rear set back	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher	3m or 1/4th height whichever is higher
10)	Open Spare Reservation (OSR)	It shall be followed as per Schedule-I.			
11)	Parking space	As mentioned in Schedule-II will be followed.			

Note : If Stilt parking is provided on additional FSI of 20% shall be Permissible

Group development

- (1) Group Development means accommodation for residential, commercial or institutional building in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly atleast for one-third the width of any one block on the connecting side, then such block shall be construed as a single block.
- (2) (a) The minimum width of the public road on which the site abuts or gains access shall be 9 metres.

Sl.	Description	No. General area	
1	2	3	
A)	Minimum plot extent	500 square metres.	
B)	Minimum plot width / frontage	12 metres.	
C)	Maximum FSI	1.5	
D	Minimum set backs		
	i) Front setback	Based on road width (i) NH/SH – 7m. (ii) Other road upto 12 m – 3 m 12 m to 18 m – 4.5 m. more than 18 m – 6 m.	
	ii) Side setback	G+2 or Stilt + 3 floors subject to a maximum of 12 m. 3.5 m on either side	G+3 or Stilt + 4 floors subject to a maximum of 15 m. 4.5 m on either side
	iii) Rear setback	3.5 metres	4.5 metres
	(iv) Spacing between blocks	6 metres	

Note : If Stilt parking is provided on additional FSI of 20% shall be Permissible .

Multi-storeyed Building

Multi-storeyed building” means a building exceeding 4 floors (including ground floor or if this ground floor is used for parking under stilts, stilt floor + 4 floors) whose height is 15 m or more.

- (1) (a) Site Extent.—The minimum extent of site for construction of multi-storeyed building shall not be less than 1500square metres.
- (b) Road width.—The site shall either abut on a road not less than 18 metres in width or gain access from public road not less than 18 metres in width through a part of the site which can be treated as an exclusive passage of not less than 18 metres in width.

Sl. No.	Description	Category I(a)	Category I(b)	Category II	Category III	
A.	Minimum plot extent	1200 sq.m.	1200 sq.m.	1500 sq.m.	2500 sq.m.	
B	Minimum Plot width/frontage 25 m	25 m	25 m	25 m	40 m	
C	Minimum road Width	12m	15m	15m		
D	Maximum FSI	1.5	1.75	2.50	2.25	2.00
E	Maximum coverage	30%	30%	30%	Above 30% upto 40%	Above 40% upto 50%
F	Maximum height above Ground Level	G+6 or Stilt + 7 floors subject to a max. 24m.	G+8 Stilt + 9 floors subject to a max. 30m	60 metre where the width of the abutting road is minimum 18 metre, and exceeding 60 metre where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.		
		Height of the building above ground level		Minimum required setback space from the property boundary		
G	Minimum set back all around Above	Above 15 m upto 30 m		7m		
H	Spacing between block in case of group developments	Height of the building above ground level		Minimum required spacing between blocks		
		Above 15 m upto 30 m		7 m		
		Above 30 m		For every increase in height of 6m or part thereof above 30 m, space to be left additionally shall be one metre.		

Note : If Stilt parking is provided on additional FSI of 20% shall be Permissible restricted to a FSI of 1.80 to category 1(a) and 1(b) buildings.

Layouts

The laying out of land for building purposes shall be carried out only in accordance with the provisions specified below:—

- (a) The minimum width of the public street / road which provide access to the proposed site for layout development shall be minimum of 9 metre and 7 metre in case of approved layout. It should be a clear public access with a proper tar road being maintained by respective local body.
- (b) The width of roads in the layout shall conform to the minimum requirements given in the table below and shall be in conformity with the development plan if any published under section 26 of the Act and the Detailed Development Plan published under section 27 of the Act for the area except in group housing.

Length of Roads in metre	width of Roads in metre
upto 120	7m
above 120 and upto 250	9m
above 250 and upto 500	12.00 m
above 500 and upto 750	18.00 m
above 750 and upto 1000	24.00 m
above 1000	30.00 m

Check List

The Proposal should accompany with as per Check list prescribed by the Commissioner of Town and Country Planning, Chennai. The Check list may be downloaded from www.tn.gov.in/dtcp and also get from the Madurai Local Planning Authority office.