

TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LTD.
Technical Branch

...

144, Anna Salai,
Chennai-600 002

Memo.No.CE/Comml/EE3/AEE2/F.Planning Permission/D.184/13 dt 19.3.2013

Sub:TANGEDCO – Provision of power connection to the Special and Multistoried buildings on production of Planning permit and Compliance Certificate issued by the competent authority
– Definition of Special buildings as per the Development regulations for Second Master Plan for Chennai Metropolitan Area - Instructions issued – further clarifications - Reg.

Ref:1) MemoNo.CE/Comml/EE3/AEE2/F.Planning Permission/D.653/12 dt 3.12.2012

2) CMDA, Letter No.EC1/15998/Spl./2012 dated 18.3.2013

Please refer to the instructions issued under ref.1 cited on insisting of Planning Permit and Compliance Certificate for effecting of electricity service connection to the Special buildings as per the Development regulations for Second Master Plan for Chennai Metropolitan Area.

Based on the clarifications raised by the Superintending Engineers of Chennai North and South regions, the Member Secretary/CMDA has furnished clarifications on the definition of Special buildings in ref.2 cited. Copy of the CMDA letter (ref.2) is enclosed herewith for strict compliance, while effecting electricity service connections to the Special buildings.

(sd) xxx
(P.BAGAVATHIRAJ)
CHIEF ENGINEER/COMMERCIAL.
For DIRECTOR (DISTRIBUTION).

Encl: As above.

To

The Chief Engineer/ Distribution/ Chennai North & South Regions.

The Superintending Engineer/CEDC/Central, North, West, South &Chengalpattu EDC.

Copy to all other Chief Engineers/ Distribution for information.

Copy to all other Superintending Engineers/ Distribution for information.

Copy to the Superintending Engineer/ CMD's Office/TANGEDCO/Chennai-2.

Copy to the Executive Engineer/ O/o Director (Distribution)/TANGEDCO/Chennai-2

Copy to the Inspector General of Police/ Vigilance/ Chennai-2.

Copy to the Chief Engineer/Planning & Resource Centre, Chennai-2

Copy to the Chief Financial Controller/ TANGEDCO /Chennai-2.

Copy to the Chief Internal Audit Officer/ TANGEDCO /Chennai-2.

Copy to the Legal Advisor/TANGEDCO /Chennai-2.

Copy to APO/ Tamil Development for publication in the TNEB Gazette.

Copy to the Financial Controller/ Revenue/TANGEDCO/Chennai-2.



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalavasthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548418

E-mail: cmcmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No.EC1/15998/Spl./2012 Dated:18.3.2013

To

The Director
TANGEDCO
No.144, Anna Salai
Chennai - 600 002



Sir,

Sub: CMDA - Enforcement Cell - Provision of power connection to the buildings on production of Planning Permission/Completion Certificate issued by the competent Authority - Clarification - Furnished - Regarding.

- Ref.: 1. D.O.letter from the Vice-Chairman (i/c), CMDA addressed to the Chairman, TNEB, in letter No.EC1/15998/Spl./2012 dated 15.10.2012.
2. D.O.letter from the Principal Secretary/Chairman & Managing Director, TANGEDCO & TNEB Ltd. No.CE/Comm1/EE3/AEE2/F.Planning Permission/D.678/12 dated 12.12.2012 addressed to the Vice-Chairman i/c, CMDA.
3. Letter from the Director (Distribution), TANGEDCO, No.CE/Comm1/EE3/AEE2/F.CMDA Spl.Bldg./D.43/13 dated 18.1.2013 addressed to the Chief Planner, CMDA.

G/129
18/3/13

With reference to your letter in the reference 3rd cited, requesting clarification on the definition of Special and Multi-storeyed Buildings, the following clarification is furnished:

It is clarified that the Basement Floor + Stilt Floor not treated as floors for the purpose of calculating number of floors. Hence, two floors means Ground Floor + First floor or Stilt parking floor + two floors irrespective of provision of Basement floor. It is further clarified that in some cases, the applicant opt for part of the regular floor and part of stilt floor parking at the ground floor level. In such cases, the ordinary building with reference to number of floors consist of ground floor, (in Ground Floor level will be stilt for parking and part will be for habitable use) first floor and second floor (part) over the area of stilt floor (part) at the ground floor level. Thus, the applicants are permitted to construct the second floor part only on the portion approved as stilt floor (part). As long as the building conforms to this profile, it is considered as an ordinary building. For easy reference, it is further suggested that the profile of the building should be seen whether any part of the building exceeds Ground Floor+ First Floor or Stilt Floor + 2 Floors.

Contd...2

Relating to industrial buildings, it is to be clarified that insistence of Completion Certificate for issue of service connections was introduced based on the High Court Order which stipulates that all the special buildings of residential and commercial and Multi-Storied building should be provided service connections only on obtaining Completion Certificate. This order does not cover industrial building. While incorporating this provisions as part of Development Regulations in the 2nd Master Plan, the same is adopted. As per the Development Regulations (5), Completion Certificate required to be obtained Special Buildings. Group development and Multi-storied building. Industrial building irrespective of height not exceeding 15.25 mtrs. or number of floors not exceeding GF+3 floors or still floor + 4 floors is not considered as Special Building.

It is clarified that for the buildings approved as an ordinary building by the Local Bodies, Completion Certificate need not be insisted for providing service connections, as of now, as the Local Bodies do not issue Completion Certificate for the ordinary buildings issued by them.

Yours faithfully,


for MEMBER SECRETARY
18.3.2013

Copy to:

1. The Principal Secretary/
Chairman & Managing Director
TANGEDCO & TNEB Ltd and
Chairman / TANTRANSCO
N.P.K.R.R.Maaligai, Electricity Avenue
144, Anna Salai, Chennai- 600 002
2. The Chief Engineer/Commercial/Distribution
TANGEDCO
144, Anna Salai
Chennai- 600 002

TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LTD.
Technical Branch

**144, Anna Salai,
Chennai-600 002**

Memo.No.CE/Comml/EE3/AEE2/F.Planning Permission/D. 653 /12 dt 3.12.2012

Sub:TANGEDCO – Provision of power connection to the Special and Multistoried buildings on production of Planning permit and Compliance Certificate issued by the competent authority – Definition of Special buildings as per the Development regulations for Second Master Plan for CMA - Instructions issued – Reg.

Ref:1)Circular MemoNo.CE/Comml/EE3/AEE2/F.Planning Permission/D.No.874/2006
dt 22.11.2006

2) Memo No.CE/Comml/EE3/AEE2/F.Planning Permission/D.No.1024/2006 dt
29.12.2006

3) CMDA, D.O letter No.EC1/15998/Spl./2012, dated 15.10.2012

Please refer to the earlier instructions under ref.1 & 2 cited on insisting of Planning Permit and Compliance Certificate while effecting of electricity service connection in respect of Multistoried and Special buildings with the definition of Special buildings as Buildings with Ground floor plus three floors.

Now, the Vice Chairman /CMDA in ref.2 cited has informed that insisting of Completion Certificate for the Special Buildings should be as per the Development regulations for Second Master Plan for Chennai Metropolitan Area and the definition for Special buildings is as follows:

- a) a residential or commercial buildings with more than 2 floors; or
- b) a residential building with more than six dwelling units; or
- c) a commercial building exceeding a floor area of 300 square metres.

Hence the following instructions are issued in continuation to the earlier instructions under ref.1 & 2 cited.

- 1) Planning Permit and Compliance Certificate should be insisted for effecting of electricity service connection to the Special buildings as per the definition of Special Buildings as mentioned above.

2) The above instructions shall take immediate effect and necessary instructions may be issued to all the field officers immediately.

Receipt of this memo may be acknowledged.

(sd)xxx
(P.BAGAVATHIRAJ)
CHIEF ENGINEER/COMMERCIAL
For CHAIRMAN AND MANAGING DIRECTOR.

Encl: As above.

To
The Chief Engineer/ Distribution/ Chennai North & South Regions.
The Superintending Engineer/CEDC/Central, North, West, South & Chengalpattu EDC.
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Copy to APO/ Tamil Development for publication in the TNEB Gazette.

Endt no SE/CEDC/AEE/DEV /HD/DEV/F.CC. D NO /2012/DT04.12.12

All EE'S O&M are requested to follow the instruction.

Sd/-

SE/ CEDC/ SOUTH

Endt No:EE/O&M/GUINDY/ AE/R 46, F.CC /D 998 /12dt 10.12.2012

Forwarded to AEE/O&M/RAMAPURAM

AE/O&M/ RAMAPURAM, NANDAMBAKKAM, MUGALIVAKKAM, MANAPAKKAM

For follow up action.

EE/O&M/GUINDY

26. Regulation for Special Buildings:

- (1) "Special Buildings" means
- a) a residential or commercial buildings with more than 2 floors; or
 - b) a residential building with more than six dwelling units; or
 - c) a commercial building exceeding a floor area of 300 square metres:

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) (a) The minimum width of the public road on which the site abuts or gains access shall be 10 mtrs.

Provided that if the extent of the site is more than 1100 sq.m. a special building for residential use may be permitted on a site abutting or gaining access from 9m. wide public road.

Provided further that special building for residential use may be permitted with limitation on maximum number of dwellings and / maximum height of the building on a site abutting or gaining access from 9 m wide public road subject to compliance of the planning parameters stated in the Tables under sub rule (3) below.

The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

Explanation:

- (i) Road width means the road space as defined in DR no. 2 (35). The qualifying road width for permitting special building shall be available atleast for a stretch of 250m along the length of the road abutting the site and the stretch from a junction can be straight or a curve or zigzag or combination of the above.
To cite examples:
- a) If the road over its general length is of 10 metres width, but because of some kinks in front of the site one end is 9.8 metres and the other end is 10.2 metres is acceptable.
 - b) If the general road is of width less than 10 metres width, but only widens opposite to or nearer to the site is more than 10 metres, is not acceptable.
 - c) If the road is generally of 10 metres width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 10 metres road in front of his site, this will have to be checked and decided on case-by-case.
 - d) If the general road width is less than 10 metres and the site owner merely agrees to leave enough space to have 10 metres in front of his site only, this is not acceptable.
- (ii) Road width measurements for the above purpose shall be of the road as designed and laid and the existence of unauthorized encroachments, for which no patta has been given, will not normally affect adversely provided the shortage in width in the min. stretch stated above does not exceed 10% of the min. prescribed width. However permissibility or otherwise (in exceptional cases) in such specific situations will be decided case-by-case.