The Chennai City Corporation Building Rules, 1972

TAMILNADU
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1. Short title, extent and commencement.

(1)These rules may be called the [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 1996 (Tamil Nadu At 38 of 1996).] City Corporation Building Rules, 1972.(2)Except as hereinafter expressly provided, it extends only to the City of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 1996 (Tamil Nadu At 38 of 1996).].(3)They shall come into force at once.

2. Definitions.

- In these rules, unless there is anything repugment in the subject of context,-(1)"Act" means the [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 1996 (Tamil Nadu At 38 of 1996).] City Municipal Corporation Act, 1919 (Tamil Nadu Act IV of 1919);(2)"Apartment" means a room or suite of rooms, which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes;(3)"Appendix" means an Appendix to these rules;(4)"Building-Business" means a building whose whole floor area or a substantial part not less than two thirds of it is used or is intended to be used for business purposes;(5)"Building-Domestic" means a dwelling house, market, office building, shop or any other building which is neither a public building nor an industrial building;(6)"Building-Industrial" means a building wholly or principally used as a factory, warehouse, brewery, distillery, iron foundry or for any other similar purpose;(7)"Building-Public" means a building used or intended to be used either ordinarily or occasionally as a church, temple, chapel, mosque, or any place of public

worship, dharmashala, college, school, library, theatre, cinema, public concert room, public hall, public bath, hospital, nursing home, hotel, restaurant, lodging lecture room or any other place of public assembly;(8)"Building-Residential" means a building used or constructed or adopted to be used wholly or principally for human habitation and includes garages, stables and other out-houses appurtenant thereto;(9)"Chimney" means a structure, usually vertical containing a passage or flue by which the smoke, gases, etc., of a fire, or furnace are carried off and by means of which a draft is created;(10)"City of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 1996 (Tamil Nadu At 38 of 1996).] or City" means the area declared by the Government by notification to be the City of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 1996 (Tamil Nadu At 38 of 1996).] but excludes Fort St. George with the glacis;(11)"Dwelling House" means a building used or constructed or adopted to be used wholly or principally for human living and comprised of one or more dwelling units each meant for living and habitation by one family together with such buildings, latrines and other erections as are ordinarily used or intended to be used therewith;(12)"Engineer" means Engineer, Corporation of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 1996 (Tamil Nadu At 38 of 1996).] and includes any other officer of the Corporation authorised by the Engineer, or appointed by Government to be Engineer for the purpose of these rules;(13)"Flue" means any duct or passage for air, gas, smoke, or the like;(14)"Government" means the State Government;(15)"Height of building" means the height measured from the average level of the central line of the street on which the site abuts-(a)in the case of pitched roof, up to the tie beam of the roof, and(b)in the case of a flat roof, up to skyward surface of the roof;(16)"Site of Building" includes all the land within the curtilage of the building and forming its appurtenance, such as out buildings, yard, court, open space and garden attached thereto or intended to be occupied therein, other than land used, allotted or set apart for any street, lane, passage, pathway or other common purposes;(17)"Tenement" means a part of building intended now or used or likely to be used as a dwelling unit for a family.

3. Application for approval of sites and buildings.

(1)(a)Every application for approval of sites or for permission to construct or reconstruct or add to or alter a building shall be in Form specified in Appendix A to these rules, which shall be obtained on payment from the Commissioner and shall be signed by the owner, and the Licensed Surveyor. Where the applicant himself is not the owner of the land and building, the application shall be accompanied by a letter of consent or authority from the owner.(b)The plan accompanying the application shall be signed by the applicant and the Licensed Surveyor.(c)For the purpose of these rules, wherever the words construction or reconstruction occur, they shall include additions to and alterations also.(2)Every application for approval of a site for a building shall be accompanied by a site plan drawn or reproduced in a clear and intelligible manner in blue or other photographic print or drawing paper or tracing cloth to a scale of not less than one centimeter to four metres except where the site of the building is so extensive as to render a smaller scale necessary when the scale of one centimeter to eight metres may be used. The plans shall be sent in triplicate and shall show-(i)the North Point;(ii)the name of the street in which the building is proposed to be situated;(iii)the Revenue Survey number with its sub-division, if any;(iv)the number and date of approval by the Corporation, if the site is in an approved layout;(v)the position of the site in relation

to the abutting streets and lanes;(vi)the boundaries of the site with its dimensions;(vii)the position of the existing building, if any, in the site and of building or building which the applicant proposes to erect, along with all open spaces (external and internal);(viii)the means of access from the street to the building or buildings proposed to be erected in the site;(ix)the position and dimensions of proposed water supply and drainage lines, urinals, cess pools, stables, cattle sheds, cow houses, wells and other appurtenances of the building;(x)relevant levels of the site with reference to the crown of the street or streets on which the site abuts or from which access to the site and the building is available or is proposed to be obtained; and(xi)such other particulars as may be required by the Commissioner.(3)(a)Every application for permission to construct or reconstruct a building shall be accompanied by plans of the building, the elevations and the sections, neatly and accurately drawn or reproduced in a clear and intelligible manner in blue or other photographic print or drawing paper or tracing cloth to a scale of not less than one centimetre to one metre except where the building is so extensive as to render a smaller scale necessary when the scale of one centimetre to two metres may be used.(b)The plans shall be sent in triplicate and shall show-(i)the level of the site of the building, the level of the lowest floor of the building, the level of the damp proof course and the level of the centre of the street in relation to one another;(ii)the position from, and dimensions of, the foundations, walls, floors, roofs, chimneys, water closets and all other parts of the building;(iii)the dimension of the rooms of the building and the purposes the various rooms are meant to be used showing the position of the doorways, windows, ventilators, cupboards, shelves, lofts, etc.(iv)longitudinal and cross sections of the building, giving the thickness of walls in foundation, basement and superstructure and of floors and sizes of joints, lintels, girders and other structural components;(v)the elevation of the building as seen from street or streets;(vi)the position of aerial electric supply line, if any, both in plans and sections;(vii)the intended line of drainage of such building and the intended size, depths and inclination of each drain and the details of the arrangements proposed for the ventilation of the drains and the manner in which the roof and house drainage will be disposed of;(viii)trial pit particulars, giving the nature of soil and sub-soil in foundations and any other information as may be called for by the Engineer; and(ix)the manner in which it is proposed to have the courtyards or open spaces, if any, in the building or in the premises and the slopes to which the surfaces are to be made in each case.(4)Plans shall be coloured in fast colours as shown in the following table :

Item	Site Plan	Building plan		
White plan	Blue print	White plan	Blue print	
(1)	(2)	(3)	(4)	(5)
Existing building	Black (out line)	White	Black	White
Proposed work	Red filled in	Red	Red	Red
Drainage and Sewage works	Red dotted	Red dotted	Red dotted	Red dotted
Water Supply Works	Black dotted	Black dotted	Black dotted	Black dotted
Work proposed to be dismantled	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
Open spaces	No colour	No colour		
Plot lines	Thick black	Thick black		

Permissible building lines	Thick dotted black	Thick dotted black
Existing street(s)	Green	Green
Future street(s), if any	Green dotted	Green dotted

(5)The application for construction or reconstruction of a factory shall be accompanied by specifications both general and detailed, giving the kind and grade of materials to be used and in addition design calculations of all structural members.(6)Where the application is for construction or reconstruction of a factory, it shall be accompanied by a No objection Certificate from the Chief Inspector of Factories.(7)The application for approval of a site and an application for construction or reconstruction of a building may, if the applicant so desires, be sent together.(8)The application for construction or reconstruction of a building must be accompanied by a treasury receipt for payment of fees for the permit.(9)Within thirty days from the date of receipt of an application under section 234 of the Act for approval of a site or for permission to execute the works or for both, the Commissioner may require the applicant-(a)to furnish him with any information on matters referred to in these rules which have not already been given in the documents received thereunder or with any document required by that section which has not been sent in, or(b)to satisfy him that there are no objections which may lawfully be taken for the approval of the site or to grant permission to execute the work or for both.(10)If any particulars or documents are, in the opinion of the Commissioner, incomplete or defective, he may within thirty days from the date of receipt of the same, require further particulars or documents to be furnished.(11)If any requisition made under sub-rule (9) or (10) is not complied with within the time limit specified thereunder, the application received under section 248 of the Act shall be deemed not to have been made.(12)Notwithstanding anything contained in these rules, the Commissioner shall, wherever it is incumbent on him under any Act or Rules, consult such officer of the Government before granting approval for the site or building and intimate the party accordingly.(13)(a)Every order of approval or refusal by the Commissioner of a site for building or order of permission or refusal to construct or reconstruct a building shall be accompanied by one set of plans and specifications duly signed by him indicating the approval, permission or refusal thereof.(b)Two sets of approved or refused plans and specifications duly signed shall be retained by the Commissioner.(14)The plan and specifications as approved by the Commissioner shall not be changed, modified, corrected or altered by the applicant without obtaining the prior sanction of the Commissioner.(15)The copy of the approved site plan and building plans signed by the Commissioner and returned to the applicant shall be kept at the site of the building at all times when building operations are in progress and such plans shall be made available at a reasonable times for the inspection of the Commissioner or any officer authorised by him in that behalf.(16)Nothing shall prohibit the filing of amendments to an application or plan or other record accompanying the same at any time before the completion of the work for which a permit was granted.

3A. Water Conservation.

- For effective conservation of rain water, application for permission to construct or reconstruct or alter or add to a building, other than-a hut, shall contain water conservation proposals as detailed below:-(a)Tile and sloped terrace building. - (1) In the tiled or sloped building, semi circular gutters

of width 15 to 25 centimeters of plastic or any other material shall be provided on the down side roof slopes of the building for harvesting rain water. The gutter shall be connected at the down stream end with a down pipe of 75 to 100 millimetres diameter, depending upon roof area and size of tank to convey the harvested rainwater from gutters to a plastic or any other material storage tank or sump (through a filter unit). An inlet screen (wire mesh) to prevent entry of dry leaves and other debris into the downpipe shall be fitted. The collected rainwater from the roof shall be allowed to pass through a filter unit. The filter unit is to be filled with suitable filter material such as well-burnt broken bricks (or pebbles) up to 15 centimetres from top. The top 15 centimetres shall be filled up with coarse sand. The filter unit shall be placed either over a storage tank or at bottom of the downpipe.(2)The filtered rain water shall be collected in a collection tank or storage tank placed over the ground or underground. The shape of the tank shall be cylindrical, rectangular or square of suitable size with a capacity ranging from 1,000 to 10,000 litres or even higher depending on the roof area. The material of construction shall be brick work, stone work, cement bricks, ferro-cement, High Density Polyethylene (HDPE), plain cement concrete or reinforced cement concrete. The storage tanks or collection tanks shall be provided with pipe fixtures at appropriate places to draw the water, to clean the tank and to dispose of the excess water depending upon use or reuse either to openwell or borewell or to percolation pit.(b)Ordinary building (Ground + First Floor). - (1) Percolation pits of 30 to 45 centimetres diameter and of depth adequate, not less than one metre, to recharge the ground shall be made. The pit shall be filled with suitable filter material such as well-burnt broken bricks (or pebbles) up to 15 centimetres from top. The top 15 centimetres shall be filled up with coarse sand. The top of this pit shall be covered with perforated reinforced concrete cement (RCC) slab or of any other material, wherever considered necessary. The number of such percolation pits shall be provided on the basis of one pit per 30 square metres of available open terrace area or plinth area. The cross distance between the pits shall be minimum 3 metres.(2)Wherever an open well or borewell is available within the building premises, the rain water collected from the open terrace shall be collected through pipes of 150 millimetres diameter or other suitable sizes and led to a filter pit of size 60 centimetres x 60 centimetres x 60 centimetres (with appropriate filter material) and then led into the open well or borewell through 150 millimetres diameter or other suitable pipes, after filling up a storage tank or sump.(3)Wherever existing water storage sumps are available, the rain water so collected, after it passes through a filter, shall be allowed to flow to the sump through closed pipes. An overflow pipe shall be provided to the storage sump so that the surplus water is led into the nearby openwell or borewell or percolation pit.(c)Ordinary building (Ground + 2 Floors and above). - (1) The specification detailed in item (b) above for ordinary building (Ground + First Floor) is also applicable to building specified in this category.(2)In addition to the percolation pits of 30 centimetres diameters to be provided at 3 metre interval, a pit of 1 to 1.5 metres width and appropriate depth, so as to recharge the ground, shall be provided all along the plinth boundary depending upon the soil classification below ground. This pit shall be filled with appropriate filter material, namely, broken bricks, pebbles, broken stones, etc., at the bottom and the top 15 to 25 centimetres shall be filled with coarse sand. The ground or pavement surface around the building shall be sloped towards the percolation pit so that the surplus rainwater from terrace and side open spaces etc., flow over this sloped surfaces and spread into the filter bed all around. Masonery dwarf walls of 5 to 10 centimetres or of suitable height depending upon the site condition shall be constructed, if necessary, at the entrance and exit gates to allow the surplus rain water collected within the compound to recharge the ground within

the premises itself and from draining out to the road.(3)If the sub-soil is not a permeable one (namely, clay or black cotton) appropriate recharge structures, namely, recharge shaft or borepit shall be provided x below the filtration pits so as to recharge the ground.(d)Group development, industries and institutional building. - (1) For buildings for Ground + first floor and Ground + 2 floors and above located within Group development, industrial or institutional premises, the specification detailed in items (b) and (c) above shall apply.(2)The surplus surface runoff rain water, in the open spaces within the Group development or industrial or institutional premises shall be allowed to run towards collection drains of suitable size and these drains shall be constructed as rain water-friendly storm water drains. All the approach and access roads to the buildings within the group development or industrial or institutional premises shall also be provided with rain water-friendly storm water drains. These rain water-friendly storm water drains shall not have paved bottom. If adequate spaces are available in low lying areas, percolation ponds of suitable size shall be formed and these rain water-friendly storm water drain shall be led into the percolation ponds recharging the ground.(3)For other localised low lying areas, recharge pits of size of minimum 1 metre x 1 metre x 1 metre or 1 metre diameter shall be provided wherever needed, so as to prevent rain water stagnation around the building. For other places, catch-water pit structures of size 30 centimetres diameter and 30 centimetres depth or higher depth as necessary shall be provided wherever necessary. For existing paved storm water drains, catch-water pits of 30 centimetres diameter and 30 centimetres depth or higher depth, as necessary, shall be provided at the bottom of these drains at 10 to 15 metre intervals. These catch-water pits should be filled with appropriate filter material as described in item (b) above for ordinary building (Ground + First Floor).Explanation. - For the purpose of these rules, in regard to rain water harvesting structures are concerned any other modifications, additional structures or alternative designs, furnished by the applicant shall be considered for approval, if it conforms to rain water harvesting concept to the satisfaction of the competent authority for building plan approval. Provision of water harvesting structures for re-use of used water like water emanating from kitchens and bathrooms for flushing toilets, gardening shall be considered for approval on its merits.

3B. [Provision of Rain Water Harvesting Structure. [Inserted by G. O. Ms. No.62, MAWS (MA-1) department, dated the 27th August 2003.]

- Notwithstanding anything contained in these rules,-(1)in every building owned or occupied by the Government or a statutory body or a company or an institution owned or controlled by the Government, rain water harvesting structure shall be provided in the manner specified in rule 3-A on or before the 10th October 2003.(2)(a)Subject to sub-rule (1), every owner or occupier of a building shall provide rain water harvesting structure in such building in the manner specified in rule 3-A on or before the 31st August 2003. If the owner or occupier of the building fails to provide the said rainwater harvesting structure by the said date, Commissioner or any person authorised by him in this 'behalf may, after giving notice to the owner or occupier of the building, cause rain water bar-vesting structure to be provided in such building and recover the cost of such provision along with the incidental expense thereof in the same manner as property tax. This, however, does not absolve the liability of the owner or occupier of the building from providing the rain water harvesting structure before the 10th October 2003.(b)If the owner or occupier of the building fails to provide rain water harvesting structure on or before the 10th October 2003, the water supply

connection provided to such building shall be disconnected till rain water harvesting structure is provided.]

4. Sites.

(1)No piece of land shall be used as a site for the construction of a building-(i)if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it; or(ii)if by the virtue of the smallness or odd shape of the site it cannot permit a suitable building which will conform to these rules; or(iii)if the site is within nine metres of a tank, unless the owner satisfies the Commissioner that he will take such measures as will prevent any risk of the domestic drainage of the building passing into the tank; or(iv)if the construction of a building thereon is for public worship, unless the site is certified by the Commissioner of Police that it is not likely to endanger public peace and order:Provided that an appeal shall lie against the order of refusal of any application under this rule to the Government whose decision shall be final;(v)if the building to be constructed is a public building or a dwelling house or a hut-(a)unless the site is certified by the Engineer to be dry and well drained or to be capable of being well drained; and(b)if the site is a filled up tank or has been filled up with or used for depositing rubbish, offensive matters or sewage unless the Health Officer has examined the site and granted a certificate to the effect that it is, from a sanitary point of view, to be built upon; or(vi)if the site does not abut on any existing or proposed public or private street; or(vii)if the street giving access to the site and connecting with an existing public street or private street has not been approved by the Commissioner and has not been satisfactorily made in compliance with the requirements of sections 215 and 216 of the Act; of(viii)unless it has an extent of not less than ninety five square metres and a minimum width of six metres:[Provided that the rule shall not apply to the plots in respect of the layout approved by [Chennai] [Proviso to rule 4(1) was added by C. O. Ms. No. 4, Home department, dated the 2nd limitary., 1982.] Metropolitan Development Authority in respect of minimum using or by the officers to whom such powers are delegated by them for development by the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and similar Quasi-Government agencies.]

5. Proximity of conductors or aerial lines withholding of permission.

(1)Before granting permission for the construction or reconstruction of, or addition or alteration to, a building, the Commissioner shall take into consideration the proximity of aerial lines, if any, to the building and shall withhold permission for such construction, reconstruction, addition or alteration, unless suitable arrangements are made by the applicant to meet the requirements of the rules made under the Indian Electricity Act, 1910 [Central Act 9 of 1910] [This Act has been repealed and re-enacted as the Indian Electricity Act, 2003 (Central Act... of 2003).](2)Permission to the construction or reconstruction of or addition or alteration to, a building shall be withheld in cases, where the clearance between the building and the aerial lines is less than-(a)one and a half metres for low tension lines and one metre and eighty centimetres for high tension lines from accessible portions of buildings and one metre and twenty centimetres for both low tension and high tension lines in inaccessible portions measured horizontally;(b)four and a half metres from accessible portions of buildings and two and a half metres from inaccessible portions of buildings, measured vertically.

6. Buildings.

- The ground floor of every building constructed or reconstructed from the ground level shall be constructed and placed at such level as will admit of-(a)the construction of a drain sufficient for the effectual drainage of the building into some public drain or sewer, at the time existing or projected, and(b)the provision of the requisite communication with some sewer into which the drainage of the building may lawfully be discharged at a point in the upper half of such sewer or other drainage system into which its drainage may, lawfully, be discharged.

7. Foundations.

(1)The foundation of a building shall rest on natural ground.(2)The spread of the foundation of every building shall be so designed and constructed so as to sustain the dead load of the building and the superimposed load and to transmit the loads to and distribute them over the soil in such a manner that pressure brought to bear on the soil by these loads shall not exceed the safe bearing capacity of the soil given in Appendix C.(3)The levels of foundation shall be such that the minimum depth for the foundation to prevent the soil moving laterally under pressure shall be according the Rankiness theory, i.e.

h=| p(1 - sin □)w(1 + sin □)
in which,p = safe permissible pressure on the base in kilograms per square metre;w = density of soil in kilograms per cubic metre;angle of repose of the soil in degrees; and(1 - sin)(1 + sin) is constant for a particular type of soil.

8. Plinth.

- The plinth of buildings other than stables, garages, godowns and buildings of industrial class shall, in no part, be less than forty-five centimetres above the level of the centre of the abutting street:Provided that, on a suitable site minimum height of the plinth may be reduced at the discretion of the Engineer.

9. Walls.

(1)Except in cases where permission has been obtained from the Commissioner, the outer walls of a building shall be constructed of brick or some other hard and incombustible substance.(2)All walls of a building must be properly bonded.(3)If a masonry building exceeds one storey in height -(a)every wall must be solidly put together with -(i)mortar compounded with good cement and sand or other suitable material; or(ii)mortar compounded with good lime and sand or other suitable materials;(b)the proportion of the materials forming such mortar must be such as are approved by the Engineer;(c)no part of any wall other than a cornice or moulding shall overhang any part of a wall underneath it.

10. Thickness of walls.

(1)Every person who constructs a dwelling house or other domestic building shall cause every external wall and every main wall to be built, unless otherwise specified by the Commissioner, of at least the thickness specified in Appendix D. The thickness specified in Appendix D shall apply only to walls built in horizontal beds or courses of good whole bricks or of suitable stone or other blocks of hard and incombustible material.(2)Nothing contained in sub-rule (1) above shall prevent the placing of a second storey upon a building constructed before the coming into force of these rules, the walls of which are certified by the Engineer to be fit to bear the load proposed to be put upon them.

11. Damp-proofs.

(1)Every wall and pier of the building except when built on materials such as steel or reinforced cement concrete 1:2:4, shall be provided with a damp-proof course of one of the following:-(a)one part cement, two parts coarse sand and five per cent pudlo or some similar moisture,(b)bitumen sheeting,(c)a layer of 1:2:4 cement concrete four centimetres with two coats of bitumen on top or with pudlo or composeal,(d)impervious stone slabs not less than five centimetres thick and eight centimetres wider than the width of basement the stone slabs being fixed with cement mortar 1:2, and(e)any other impervious material approved by the authority having jurisdiction.(2)Damp-proof course shall be laid at a level not higher than the lowest part or 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 centimetres 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.

12. Paving materials.

- In the case of every building intended to be used for human habitation, every lavatory urinal, washing or bathing place included in it and all portions of the ground floor therein shall be laid or paved with stone or cuddappah slab or non-absorbant tiles laid in cement or with asphalt cement kobe or other durable material, impervious to moisture:Provided that, in the case of a tenement, every part of each floor of such building, including every communicating passage and every verandah therein shall also be laid or paved with stone, cuddappah slab or non-absorbant titles laid in cement or asphalt cement to be or other durable material impervious to moisture.

13. Floors.

(1)The floors of every building must be constructed to bear safely the maximum load to be carried, the allowance for live load not being less than two hundred and seventy three kilograms and four hundred and sixteen grams per square metre.(2)Terraced roofs must be constructed to withstand such load, not less than two hundred and forty four kilograms and one hundred and twenty one grams per square metre in addition to their own weight, as may be specified by the Engineer.(3)All beams and girders in a building must be supported by a breadth of brickwork, stone or other solid

substance sufficient to secure their stability.(4)The bearing of a beam girder on a wall shall not, without the sanction of the Engineer, be less than three fourths of the thickness of the wall.

14. Reinforced concrete and framed structures.

(1)No reinforcing steel or structural frame work of any part of any building of structure shall be covered or concealed in any manner whatever without first notifying the Engineer and obtaining his permission therefor at three stages, namely:-(a)after the foundations are laid and before the trenches are closed;(b)after the framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete; and(c)after the building is completed and is ready for occupancy.(2)The Engineer shall make inspection within ten days from the date of notification with a view to see that no reinforcing steel or structural frame work of any part of any building or structure is covered or concealed in any manner whatever without his permission and thereafter he shall permit the party to proceed with the construction or occupation of the building, as the case may be, if he is satisfied that the materials used and the construction made are in accordance with the specifications and plans approved by the Commissioner and to refuse permission if he is not satisfied.(3)Structural metal shall not be used for conducting electrical currents:Provided that such metal may be used as part of a sufficient and properly earthen apparatus for protection of the building against damage by lightning.

15. Well and platforms.

(1)The ground adjoining the well shall, for a distance of not less than one metre and twenty centimetres in every direction, be covered with a water tight pavement constructed so as to slope away from the well.(2)A drain shall be constructed around such pavement for draining the water and it shall be connected to the house drainage.(3)A parapet wall not less than seventy five centimetres high will be constructed above the level of the pavement.(4)The sides of the well shall be rendered impervious for a depth of not less than three metres from the level of the adjoining ground.

16. Height of buildings.

(1)The height of a building shall not exceed one and a half times the width of the street immediately abutting it, provided that this height may be exceeded to the extent of one metre for every thirty centimetres by which the building is set back from the street.(2)In the case of any building, the height of which at any part is fifteen metres or more-(a)the design and plans of the building shall be made and countersigned by a qualified architect not below the rank of an Associate of the Indian Institute of Architects;(b)the design and plan shall be scrutinised and approved by a panel comprising of the following members:-(i)Engineer(ii)a Town Planner of Government; and(iii)a prominent private architect, provided that the architect member of the panel shall not have made the plans and designs.(c)Any suggestions or alterations suggested by the panel shall be incorporated in the plan by the architect who designed the building and shall be conformed to.

17. Requirements of rooms as to size, height, ventilation, etc.

- Every room in a domestic building shall comply with the following provisions:-(a)Height of rooms. - (i) The height of rooms should be measured to the underside of the ceiling in the case of flat roofs and to the underside of the Tie Beam. Bressemmer or width plate in the case of pitched roof.(ii)In the case of flat roof, the height shall be every part not less than two metres and seventy five centimetres provided that in buildings which are fully air conditioned, the height may be two and a half metres.(iii)In the case of pitched roof, the height shall not be less than two and half metres.(b)Width of rooms. - Every habitable room other than kitchen shall have an average width of not less than two and a half metres for a distance of at least three metres along with the length of the room.(c)Size of rooms. - Every room shall contain at least seven and a half square metres of floor area except bath rooms, lavatories, kitchens, reception halls, dressing rooms and sleeping porches. At least one room in every apartment shall have a floor area of not less than eleven and two tenths square metres and the total floor area of every apartment shall not be less than eighteen and four tenths square metres.(d)Kitchen. - Every kitchen shall have a clear superficial area of not less than -(i)three and three fourths square metres in the case of tenements with a single room;(ii)five and six tenths square metres in the case of tenements with two or more rooms.

18. Ventilation of buildings.

(1)Every room which is intended for human habitation shall be furnished with sufficient number of windows and ventilators totally providing a ventilation area of not less than one eighth of the floor area of the room, affording effectual means of ventilation by direct communication with the external air.(2)Windows and ventilators which open into a verandah shall be deemed to communicate with the external air, provided that such verandah is not more than three metres and seventy five centimetres wide and open throughout its entire length into space open to the sky, the width of such open space being double the width of the verandah and in no case less than one metre and seventy five centimetres.(3)Every domestic building shall be so constructed that every room intended to be used for purpose of human habitation shall have at least one side abutting for a length of not less than two and a half metres on an open space either external or internal. Such open space shall not be less than one metre and seventy five centimetres in width.(4)Every open space, external or internal, required by this rule shall be kept free from any erection thereon and open to sky.(5)This rule shall not apply to lavatories and bath rooms which shall have windows or ventilators of not less than half square metre abutting such open space.(6)A building shall not be held to contravene sub-rule (3) above, if one side of a room abuts on an external or internal verandah which in turn abuts 1 for not less than one half of its length on such open space.(7)This rule shall not apply to rooms provided with mechanical ventilation or air conditioning.

19. Open space in building.

(1)This rule applies only to buildings newly constructed or reconstructed, to the conversion into a dwelling house of a building not originally constructed as a dwelling house and to additions made to existing ; buildings, irrespective of whether the new construction, conversion or addition is in the ground floor, first floor or any other upper floor. In the case of an addition to any existing building,

the rule shall apply in respect of the addition only and not to the whole building. This rule shall not apply to alterations or to partial re-erection on sites less than that prescribed in sub-rule (viii) of rule 4.(2)In the case of a public or private street, not being conservancy lane-(a)where the street is at any place less than three metres and seventy five centimetres in width, no building shall be built within one metre and seventy five centimetres from the centre point of the said street, provided that in the space between the building and the edge of the street no structure other than a plinth, steps or other similar structure not being above the ground floor level of the building and a fence shall be permitted;(b)where the street is three metres and seventy five centimetres or more in width and where a building is built along the edge of the street-(i)no doorway or window erected on the wall abutting the street, shall have its shutters opening out wards into the street;(ii)no sunshade, balcony or other projections attached to the wall shall project beyond the edge of the street;(iii)not more than one step giving access to the building maybe allowed by the Commissioner over the street, including any drain covering, provided that the step shall not project more than thirty centimetres into the street and shall not exceed twenty five centimetres in height measured from the centre level of the street;(iv)in the case of a shop, godown or warehouse, the doorway opening to the street shall be set back from the edge of the street by one metre and no structures other than a step shall be erected in the space between the ground floor level of the building and the top level of the said doorway.(3)Where a building wholly or partly intended for human habitation is not separated from the adjoining buildings on two sides by an open space, not less than one fourth of the area of the site shall be left as vacant space open to the sky.Explanation. - An open courtyard may be included in the calculation of the area left as vacant space open to the sky.(4)Sub-rule (3) shall not apply to buildings used solely as shops, offices or warehouses and which are not used as dwelling:Provided that if any such building or any portion thereof is at any time proposed to be used as dwelling house or dwelling, permission of the Commissioner shall be obtained and the building shall be reconstructed or altered so as to comply in every respect with the requirements of sub-rule (3).(5)The open space required to be left in and around buildings under sub-rule (3) shall be measured at the level of the proposed construction, conversion, or addition proposed on any floor other than the ground floor being taken to be the line along that floor vertically above the boundary line on the ground.(6)Every open space, external or internal, required under this rule shall be and be kept free from erection thereon and open to sky.

19A.

Every person intending to construct or reconstruct or alter or add to a building other than a hut, shall-(a)provide for the use of the occupants and of persons visiting the premises for the purpose of profession, trade, business, recreation or any other work, necessary parking space and parking facilities within the site, to the satisfaction of the Executive Authority and conforming to the standards specified in the Model By laws for parking standards.(b)make necessary provision for the circulation of vehicles gaining access to and from the premises into the street.

20. Stairs.

(1)All storyed buildings shall be provided with sufficient number of staircases depending on the number of occupants within a distance of not more than eighteen metres.(2)All stairs shall comply

with the following requirements:-(a)Width of stairs. - The clear width of all stairways shall not be less than sixty centimetres excluding the hand rails.(b)Head room. - All stairways shall have at least two metres and ten centimetres of clear head room measured perpendicularly form the nosing.(c)Treads and risers. - (i) Treads and risers shall be so proportioned that the sum of two risers and a tread width is not less than sixty centimetres or more than sixty two and a half centimetres. No riser shall be more than seventeen and a half centimetres and no tread width less than twenty-five centimetres. There shall be no variation in the widths of treads or the heights of risers in any one flight of stairs. No window shutters of rooms adjoining a stair case shall be permitted to open in any stair way.(ii)The surface materials of stairs, treads and landings shall be such as not to involve undue danger of slipping.(d)Landings. - No stair way shall have a height of more than three metres and seventy-five centimetres between landings nor less than two risers between consecutive landings. The landings shall have a dimension not less than the width of the stairs measure in the direction of the rim.(e)Rails. - Stairs shall have walls or well secured balustrades or guards on both sides. Hand rails shall be placed not less than seventy five centimetres nor more than one metre above the nosing of the treads.(f)Space under stairs. - The space beneath any stairway built in whole or in part of combustible materials except hand rails shall be left entirely open.(g)Ventilation of stair-cases. - (i) Every stair case shall be lighted and ventilated to the satisfaction of the Engineer, from the open-space.(ii)There shall be provided a window or windows or ventilator, or ventilators of an aggregate area of at least one and a half square metre in each floor in such of the wall of the stair case room as abuts the one and three fourths metres open space to light and ventilate such stair case.This provision can be dispensed with when an open wall for light and ventilation within the space enclosed by the stair way and its landings is proposed to be provided, the least horizontal dimensions of which are equal to twice the width of the staircase:Provided that there shall be in the roof directly over each stair case a well ventilating sky light provided with ridge ventilators I or else such skylights shall be provided with fixed or movable louvers to the satisfaction of the Engineer. The glazed roof of the skylight shall not be less than three and three fourths square metres in area. No loft or any other fixture shall be erected in such stair case well.(h)Passage giving access to stair-case. - Every passage in a building in the ground floor shall in no part be less than the width of the stair case of such building to which it gives access:Provided that if only one such passage gives access to more than one stair case, its minimum width shall be equal to the width of such stair cases plus one half the total width of the remaining stair cases.

21. Minimum width of doors, corridors and passages.

- No doorway or corridor or passage serving as exit to a building shall be less than one metre in width. The doors of kitchen, bath and flushout latrine shall not be less than sixty centimetres clear in width and the passage leading to the same shall not be less than seventy-five centimetres.

22. Passengers elevators or lifts.

(1)Every building, having five or more storeys including the ground floor shall, in addition to the stair case, be provided with lift or lifts, depending on the number of persons using each floor and which shall be installed at such places and at such distance as shall be approved by the Engineer.

Ordinarily, the lifts shall be accessible to the occupants within a distance of not less than twenty-five metres.(2)Every lift shall comply with the following requirements:-(i)The lift way and the car shall be enclosed.(ii)The lift shaft shall be enclosed with fire resisting materials and shall be ventilated from the highest point direct to the open air.(iii)The motors, the winding gear and the operating mechanism shall be installed in a chamber constructed of fire resisting materials and shall be ventilated from the highest point direct to the open air.(iv)These shall be fitted with an inter locking device of such a type as will prevent-(a)all landing doors, other than the door to be opening at which the lift car is at rest, from being opened;(b)the car being moved until all doors, including the car door, are closed.(v)Precautionary measures shall be adopted to ensure the safety of passengers in the event of-(a)an interruption or failure of electric supply;(b)a defect or failure in the controlling mechanism;(c)the rupture or displacement of ropes or shelves;(d)over running or excessive speed of the lift car due to electrical or other defects in the motor or other mechanism;(e)the loading of the car in excess of its maximum capacity; and(f)articles falling upon the lift.(vi)The safe carrying capacity of the lift or elevator shall be conspicuously posted in or on the car or platform.(vii)Every lift shall be properly lighted.(viii)The lift shall be inspected by the Engineer once in every year.

23. Chimneys and flues.

(1)All heating and cooking appliances, burning solid, liquid or gas fuel shall be connected to and have their products of combustion removed by a chimney or flue.(2)The height of chimneys and flues shall be-(a)not less than sixty centimetres above the ridge of the roof, if they penetrate the same;(b)not less than one metre above a flat or pitched roof, measured from the high side;(c)not less than the height of any part of the building coming within a horizontal radius three metres and seventy five centimetres of the chimney; and(d)not less than sixty centimetres higher than any part of the building coming within a horizontal radius of one and half meters of the chimney.(3)Chimneys extending over five times their least dimensions above the roof shall be designed to withstand a wind pressure of the locality.(4)(a)Every chimney or flue included in the construction of a building shall be built upon solid foundations and with footings similar to the footings of the wall against which such chimney is built and be properly bonded into such wall.(b)Chimneys or flues shall be constructed in accordance with the following provisions:-(i)Chimneys or flues may be built on sufficient corbels of brick, stone or other hard and incombustible materials, if the work so corbelled out does not project from the wall more than the thickness of the wall measured immediately below the corbel;(ii)Where a chimney or flue passes through a room, no change shall be made in the size or shape of the chimney or flue within a distance of fifteen centimetres above or below the roof joints or rafters;(iii)Every such chimney or flue shall be properly capped with brick, terracota stone, castiron, concrete or other approved incombustible, weather proof material;(iv)All chimneys or flues which are or become unsafe or dangerous shall be made safe or taken down;(v)No chimney or flue shall support any load other than its own weight;(vi)The duct area for the solid and liquid fuels shall be as follows:Minimum area of the flue or chimney

Type of equipment	Lined	Unlined
	Round	Rectangular

Small stoves and heaters	180 sq.cm.	200 sq.cm.	410 sq.cm.
Ranges and room heaters	260 sq.cm.	325 sq.cm.	550 sq.cm.
Fire places	1/12 of opening or minimum 28 cm. diametre.	1/10 of opening or minimum 875 sq.cm.	□of opening or minimum 900 sq.cm.

(vii)In the case of fire places, the dimensions of the flue openings for different fire place openings may be generally as follows:-

Fire place opening	Flue opening oblong or square brick work	Round		
Width in centimetres	Height in centimetres	Length in centimetres	Breadth in centimetres	Diameter in centimetres
60	60	35	25	28
---	71	35	25	28
75	71	35	25	28
---	75	35	25	28
81	7	35	25	28
---	75	35	25	30
86	75	35	35	30
92	75	35	35	30
102	75	35	35	33
107	75	46	35	33
121	81	46	35	33
137	86	46	46	38
---	92	46	46	41
152	92	46	47	43
---	99	57	46	43
183	102	57	46	48
---	107	57	46	48

(viii)The inside of every chimney or flue shall be properly rendered or pargetted as such chimney or flue is carried up, unless the whole chimney or flue shall be lined with fire brick or fire proof piping of fire clay at least two and a half centimetres thick and unless the spandrel angles shall be filled in solid with brick work or other incombustible material;(ix)Every chimney or flue intended for use in connection with any furnace or copper, steam boiler or close fire constructed for any purpose of trade, business or manufacture or which may be intended for use in connection with any cooking range or cooking apparatus of a building occupied as a hotel, tavern or eating house shall be surrounded with fire bricks at least eleven and a half centimetres thick for a distance of at least three metres in height from the floor on which such furnace of copper, steam boiler, close fire cooking range or cooking apparatus is constructed or placed;(x)Chimneys should not rest upon or be carried by wooden beams, wooden brackets or wooden floors nor be hung from wooden rafters. Iron

brackets or stirrups attached to wooden construction should not be used to support chimneys;(xi)For exterior chimney or chimneys having a wall exposed to the weather, all such exposed walls should not be less than one brick twenty to twenty five centimetres thick;(xii)Connections between chimneys and tiled roofs should be made with sheet metal cap flashing arranged to overlap roof flashing and allow for slight movement that may occur between chimneys and roofs; and(xiii)Wooden beams, joists or rafters should in contact with outside face of the chimney shaft.

24. Bath rooms and latrines.

(1)Mo domestic buildings, other than a hut, shall be constructed or reconstructed unless adequate provision for privys or water-closets and urinal are provided for the use of the persons inhabiting the building as specified in this rule.(2)Every domestic building constructed or reconstructed within the sewered area in the city shall be provided only with water closets.(3)The clear internal dimensions of urinals, water closets and bath rooms shall be one metre by one metre, one and a quarter metres by eighty five centimetres and one and half metres by one and a quarter metres, respectively, unless otherwise permitted by the Engineer.(4)In all buildings in sewered areas, the requirements of water-closets and urinals, shall be as specified in the Table below:-

Number and nature of occupation of buildings	Number of persons	Number of water-closets	Number of urinals	
(1)	(2)	(3)	(4)	
1.	Dwelling houses and huts	Every 6 or fraction thereof	1	1
2.	Other domestic buildings	Every 10 or fraction thereof	1	1
3.	Public buildings	100 males50 males100 females50 females	1 set of 5 sets1 set of 5 sets	1 set of 10 stalls1 set of 10 stalls
4.	Educational Institutions	25 girls	1	---
50 girls	2	---		
75 girls	3	---		
100 girls	4	---		
150 girls	6	---		
200 girls	8	---		
300 girls	12	---		
500 girls	20	---		
For every 100 or fraction thereof	---	6		
25 boys	1	---		

50 boys	1			
75 boys	2			
100 boys	2	--		
150 boys	3			
200 boys	4			
300 boys	5			
500 boys	8			
For every or 100 fraction thereof	---	6		
5.	Industrial buildings and factories for men,where he number of men does not exceed 100.	For every 25 or fraction of 25	1	---
Where the number of men exceeds 100.	For the first 100For every 50 or fraction of 50 thereafter	41		
Where the number of men does not exceed 500.	For every 50 or part of 50	---	1	
Where the number of men exceeds 500.	For the first 100	---	2	
For women, where the number of women does notexceed 500.	For every 50 or part thereof		1	
Where the number of women exceeds 500.	For the first 100For every 50 or part thereof	---	21	

24A. Separation of bath and wash basin water and reuse.

- Notwithstanding anything contained in these rules, every building shall be provided with separate pipelines, one for collecting waste water from bath and wash basins and the other for connecting the toilets. The waste water from the toilets alone shall be connected to the street sewer. The waste water from the bath and wash basins shall be disposed off as here under:-(i)Ordinary buildings (Ground + 2 floor, residential buildings, not exceeding four dwelling units or Commercial/ Industrial Institutional building not exceeding 300 square meters). - The waste water from the bath and wash basin shall be used for ground water recharge by organic filteration (by providing suitable filter media) depending upon the soil suitability or for recycling for toilet flushing as indicated for other buildings specified in item (ii) below.(ii)Buildings other than the buildings specified in item (i) above. - Each building shall have a separate downward pipeline to collect waste water from bath and wash basins and the collected waste water shall be treated adequately by organic filteration.

25. Courtyard.

(1)Every interior courtyard shall be raised at least thirty centimetres above the level of the centre of the nearest street to admit to easy drainage into the street.(2)Notwithstanding anything contained in the rules, these Commissioner may permit for periods not exceeding three months at a time, the construction of temporary marriage or summer pandals over such interior courtyards or open spaces provided that such temporary constructions are so designed as not to interfere with proper ventilation.

26. Occupancy certificate.

- No owner of any building constructed or reconstructed shall occupy it or cause or permit it to be occupied until he has obtained a certificate from Engineer to the effect that the building is fit for occupation, provided that the owner shall be free to occupy it or cause or permit it to be occupied if the certificate of the Engineer has not been issued within twenty one days after receipt of completion report from the owner of the building.

27. Restriction on application of certain rules.

(1)Every application for permission to construct or reconstruct a hut shall be made in the form specified in Appendix B, which shall be obtained from the Commissioner.(2)If it is intended to use the hut or part thereof for any of the purposes specified in the Schedule VI of the Act or as stable, cattle shed or cow house, the fact must be expressly stated in the said application.(3)The site plan sent with such an application must show the hut, the means of access thereto from the street and such other particulars as may be required by the Commissioner.(4)The Commissioner may require the applicant-(a)to furnish him with any information which has not already been given or with a proper site plan, and(b)to satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.(5)If any information or plan required under sub-rules (1), (2) and (3) is, in the opinion of the Commissioner, incomplete or defective, he may require further information or fresh plan to be furnished.(6)If any requisition made under sub-rule (4) or sub-rule (5) is not complied with within one month, the application received under section 248 of the Act shall be deemed not to have been made.

28.

Before granting permission for the construction our reconstruction of, or addition on, or alteration to the building applied for, the Commissioner shall take into consideration the provisions made in the plan for parking space and parking facility under rule 19(a)(a) above and their adequacy with reference to the standards specified in this regard and the traffic circulation required to be provided under rule 19(a)(b) and shall refuse permission for such construction, reconstruction, addition or alteration unless suitable arrangements are made by the applicant to provide to the satisfaction of the Commissioner the required parking spaces, parking facilities and access ways.

29. Alignment, height and plinth of huts.

(1)Huts shall be permitted only in areas set apart or declared for huts by the council.(2)Huts shall be built in accordance with alignment to be determined in a layout or otherwise approved by the Commissioner and demarcated on ground.(3)Where an alignment determined under sub-rule (2) above does not correspond with the alignment of a street, a passage of at least six metres measured from eaves shall be left between the rows of huts abutting on the first mentioned alignment.(4)The Corporation authorities shall have the right to make use of such passages for the discharge of their functions.(5)No hut shall be constructed within a distance of one metre and twenty centimetres from the alignment determined under sub-rule (2) or the boundary line of the passage required to be left under sub-rule (3) or within a distance of one and half metres from the side boundaries of the site of the hut or within a distance of three metres from the ready boundary of the site of the hut.(6)No hut shall be of more than one storey or shall exceed three metres and sixty centimetres in height measured from the top of the plinth to the junction of the eaves and the walls. The wall of the hut at the junction of the eaves and wall shall in no place be less than one and a half metres in height measured from the top of the plinth.(7)The plinth of a hut must be raised at least thirty centimetres above the level of the centre of the nearest street or passage.(8)Notwithstanding anything contained in this rule, huts may, with the special approval of the Commissioner, be built so as to form an open courtyard comprising at least one forth of the whole area occupied by huts and courtyards.

30. Restriction on application of certain rules.

- The provisions of rule 3 or sub-rules (1) and (2) of rule 29, as the case may be, shall not be applied in the case of any alteration or addition to a building or hut, unless one or more of the following works is or are undertake, namely:-(a)the construction of a roof or an external or partition wall;(b)any repairs to the building or hut which involve the construction of a lift, shaft on chimney after the same has been entirely or in great part demolished;(c)any other alteration of the internal arrangements of a building or hut which affects its drainage or stability;(d)the addition of any building, room, out house or other structure;(e)the removal of any work or portion thereof, the removal or replacement or cutting of any beam, lintel or support, or removal or change of any required means of eggress or rearrangement of part of the structure affecting the exit arrangements; and(f)addition to, alteration of, replacement or relocation of any stand pipe, water supply, sewer, drainage, soil waste vent or similar pipe or other work affecting public health or general safety.

31. Grant of exemption by Government.

(1)The Government may, either suo moto or on application, exempt from the operation of all or any of the provisions of these rules, any building or any specified class of buildings for reasons to be recorded in writing, provided that such application is made within sixty days from the date of the order of an authority against which such application is made to Government. The order of the Government on such application shall be final.(2)Any exemption granted under this rule shall not be deemed to be approval or permission for construction or reconstruction of any building required by or under the Act.Appendix C(See rule 7(2) of the [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 2 996 (Tamil Nadu Act 28 of 1996).] City Corporation

Building Rides, 1972)

	Safe bearing capacities of rocks and soilsmaterial	Safe bearing Tonnes per square metre
	(1)	(2)
(a)	Rocks and cemented material-	
	(1) Rock hard, without lamination and defects,e.g., granite, trap and diorite;	328
	(2) Laminated rocks (e.g., sand stone andlimestone) in sound condition;	164
	(3) Residual deposits of shattered and brokenbed rock and hard shale; cement material;	87
	soft rock.	44
(b)	Dense non-cohesive soil-	
	(1) Gravel, sand and gravel, compact andoffering high resistance to penetration when excavated by tools;	44
	(2) Coarse sand, compact and dry;	44
	(3) Fine sand, compact and dry;	22
	(4) Very fine sand, slit (dry lumps easilypulverized by the fingers.	16
(c)	Non-cohesive soils in loose conditions-	
	(1) Loose gravel or sand gravel mixture; loosecoarse to medium sand dry;	22
	(2) Fine sand; loose and dry.	11
(d)	Cohesive soils---	
	(1) Soft shale; hard or stiff clay in deep bed;dry;	44
	(2) Medium clay; readily indented with a thumbnail;	22
	(3) Moist clay and sand clay mixture which canbe indented with strong thumb pressure;	16
	(4) Soft clay indented with moderate thumbpressure;	11
	(5) Very soft clay which can be penetratedseveral centimetres with the thumb;	5
	(6) Black cotton soil or other shrinkable orexpansive clays in dry condition (50 per cent saturation).	16
(e)	Organic soils, fills, etc.,---	
	(1) Fills or made up ground;	See foot note below
	(2) Peat, etc.	-Do-

Definitions. - Softrock. - A rocky cemented material which offers high resistance to picking up with pick-axes and sharp tools but which does not normally require ballasting operations or chiselling for excavation.Cravel-sand and gravel. - A material which contains 90 per cent particles greater than 2 mm. size and is retained on IS Test Sieve No.60.Coarse sand. - A material which contains 90 per

cent particles which are more than 0.6 mm. size but not greater than 2 mm. and is retained on IS Test Sieve No.8.Fire sand. - A material containing 90 per cent, particles greater than 0.06 mm. size but not greater than 0.6 mm. and is retained on IS Test Sieve No.8.Compactness or looseness of non cohesive material may be determined by driving a wooden picket of dimensions 5 x 5 X 75 cm., with a sharp point. The picket shall be pushed vertically into the soil by the full weight of a person weighing at least 68 Kg. If the penetration of the picket exceeds 20 cm, the loose state shall be assumed to exist.Increase or decrease in allowable bearing values-(a)The allowable bearing values may be increased by an amount equal to the weight of the material removed from above bearing level;Forms-Non-cohesive soils, the allowable bearing value shall be reduced by 50 per cent, if the water table is above or near the soil bearing surface. If the water table is below the soil bearing surface at a distance at least equal to the width of the foundation, no such reduction shall apply.Where bearing capacity of soil is actually measured the safe bearing capacity of the soil maybe determined by the application of an appropriate factor of safety.Appendix GAgreement between the licensed surveyor and the owner intending to construct, reconstruct, add to or alter a buildingThis agreement made at [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 2 996 (Tamil Nadu Act 28 of 1996).] this the.....day of..... between ..... a Licensed Surveyor possessing Class .. Licence No.....duly granted by the Commissioner, Corporation of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 2 996 (Tamil Nadu Act 28 of 1996).] hereinafter called the Surveyor of the ONE PART and..... residing at.....hereinafter called the owner (which term shall unless repugnant to the context mean and include his heirs, administrators, executors, and legal representatives assigns) of the OTHER PART;Whereas, the owner is the full and absolute owner of all that piece and parcel of building site more particularly described in the site plan attached to the building application herein presented;And whereas, the owner intends to construct, reconstruct, add to or alter the building, details of which are indicated in the plans presented herein whereas the owner seeks the approval of the site and for the execution of the works detailed in the plans from the Commissioner, Corporation of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 2 996 (Tamil Nadu Act 28 of 1996).], in and over such approved site;And whereas, the parties hereto are under an obligation to execute these presents and submit the same with the application for construction or reconstruction;And whereas, the Surveyor has agreed to charge the owner the fee stipulated in the Schedule II of the conditions of licence granted by the Commissioner;And whereas, the owner has agreed to pay the said fee;And whereas, the Surveyor has prepared the plans complying with all the rules and regulations in force;And whereas, the Surveyor has agreed to supervise the execution of the works on behalf of the owner;And whereas, the owner has agreed not to commence the work until the Commissioner grants the permission to the application;And whereas, the Surveyor has agreed to furnish the Commissioner with a completion certificate in token of the execution of the works as per permit issued by the Commissioner;And whereas, the owner, has agreed to take the advice of the Surveyor from time to time so as to execute the works in conformity with the permit issued by the Commissioner;Now, this indenture witnesseth that in consideration of the above and in consideration of the parties hereto being bound by the conditions and regulations laid down under the notification made pursuant to section 354(1) of the [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 2 996 (Tamil Nadu Act 28 of 1996).] City Municipal Corporation Act, 1919, the Surveyor and the Owner do hereby jointly lay their hands and seal the day and year first above written in the presence of:In the

presence of witnesses

1.

2. Owner.

.....Licensed Surveyor.Appendix FThe following roads are scheduled for architectural feature under section 231 of the Act, and as such the frontages shall be such as will be considered suitable for the locality by the Commissioner:-(1)Mount Road, (2) Wallajah Road, (3) Blackers Road, (4) Woods Road, (5) Edwards Elliots Road, (6) Lloyds Road, (7) Mint Street from Rasappa Chetty Street to Audiappa Naick Street, (8) Pophams Broadway, (9) N. S. C.Bose Road from Parrys Comer to Mint Street, (10) South Beach Road from Napier Bridge to Santhome High Road, (11) St. George Cathedral Road.(1)Mowbrays Road, (2) Luz Church Road, (3) Police Commissioner Office Road, (4) Spur Tank Road, (5) Pantheon Road, (6) Royapettah High Road, (7) Triplicane High Road, (8) Wall Tax Road, (9) Vasu Street, (10) Rajarathinam Street, (11) Casa Major Road, (12) Santhome High Road, (13) All the main Roads in Mambalam (Thyagarayanagar), (14) Landons Road, (15) Dr. Muniappa Road, (16) Professor Subramania Iyer Street.Extract from the Minutes of the Proceedings of an Adjourned Meeting of the Council held on 18th October, 1966.Resolution No.789/66.Sub : SplayRead the Commissioner's note, dated 30th May, 1966 requesting sanction for insisting splays as per particulars mentioned below, for buildings erected at the corner of two streets in the City and also to acquire lands as per section 232 of [Chennai] [Substituted for the word 'Madras' by the City of Madras (Alteration of Name) Act, 2 996 (Tamil Nadu Act 28 of 1996).] City Municipal Corporation Act, 1919 wherever necessary.

1. 10 ft. x 10 ft. splay for roads with 40 ft. width and more.

2. 5 ft. x 5 ft. splay for roads with 20 ft. to 40 ft. width.

3. 3 ft. x 3 ft. splay for roads below 20 ft. wide.

Read the following proceedings of the Central Committee, dated 17th August, 1966: Recommended with the modification that splay of 10'-0" x 10'-0" be insisted for roads above 40'-00" in width.The Council resolved to approve the proceedings of the Central Committee, dated 17th August, 1966.Application in Sanctioned LayoutsPlot owners in sanctioned layout areas are advised to enclose one true copy of the sanctioned layout plan with conditions of sanction attached, which may be obtained from the layout owner. Applications received without this layout plan will be refused.Appendix-IIIn the undermentioned streets or roads either building line or street alignment or both under section 208 of the Act, construction of detached buildings under section 231 of the M. N. M. C. Act have been prescribed.

SI.No.	Street	Building line in Feet	Street alignment	Detached Buildings side open space

				prescribed
1.	Blackers Road and Dams Road.	18'	As per plan	---
2.	Bazaar Road (Mylapore).	---	do	---
3.	Lake View Road from S. R. level crossing NorthMambalam Station to Kavarai Street (Eastern side only).	10'	---	5'
4.	Sterling Road in Kodambakkam from NungambakkamHigh Road (Northern side only to Tank Bund Road).	15'	---	10'
5.	College Road from Nungambakkam High Road toCollege Lane.	15'	---	10'
6.	Haddows Road in Nungambakkam (full lengthwestern side and partly on the eastern side) from Anderson Road toCollege Road.	15'	---	10'
7.	Nungambakkam High Road from Munroes Bridge toHaddows Road (the area not covered T. P. area).	15'	---	10'
8.	Spur Tank Road in Egmore both sides fromMcNichols Road to Gengu Reddy Road.	15'	---	10'
9.	Montieth Road in Egmore from Pantheon Road toMarshalls Road.	15'	---	10'
10.	Marshalls Road in Egmore from Harris Road toCommander in Chief Road.	15'	---	10'
11.	Pantheon Road in Egmore from Spur Tank Road toPantheon Road.	15'	---	10'
12.	Casa Major Road in Egmore from Spur Tank Road toPantheon Road.	15'	---	10'
13.	Commander in Chief Road in Egmore from PantheonRoad to	15'	---	10'

	Marshalls Road.			
14.	General Patters Road (Eastern side only) fromBobegam Street to Woods Road.	15'	---	10'
15.	Woods Road (both sides from Pycrofts Road tojunction of Woods Road) and General Fetters Road	15'	---	10'
16.	Edward Elliots Road (Northern side only) fromMowbrays Road to Hamilton Bridge.	15'	---	10'
17.	West Cott Road from Pycrofts Road (up toWoodlands Hotel on western side only and thereafter on bothsides).	15'	---	10'
18.	Chamiers Road (Southern side only) from MowbraysRoad to Pughs Road	Also St. Alignment	Refer to Plan	
19.	Pughs Road in Mylapore (Western side only)entire length	15'	Do	---
20.	Poonamallee High Road (from Gandhi Irwin Road toGengu Reddy Road.)	25'	---	---
21.	Hunters Road entire length	15'	---	---
22.	Flowers Road from Padala Ponniammen Koil Streetto Poonamallee High Road	15'	---	---
23.	Millers Road (eastern side only) from PadalaPonniammen Koil Street to Purasawalkam High Road.	15'	---	---
24.	Iyemperumal Street from Nallanna Mudali Streetto Kalingaroya Mudali Street	5'	Refer to plans for street alignment	---
25.	Poonamallee High Road	25'	street alignment refer plans	---
26.	Lloyds Road from Mount Road to eastern boundaryof Lloyds Road area T.P. Scheme.	15'	---	---

27.	Edward Elliots Road from Hamilton Bridge Road toSouth Beach Road.	15'	---	---
28.	Mount Road from Willington Bridge to PattulosRoad.	Building line described under Section 233 of the1904 Act and reaffirmed by the Council on 19th February, 1926under the 1919 Act. (as per-plans prescribed.)		
29.	Broadway.			
30.	Errabalu Chetty Street.			
31.	Mint Street.			
32.	N.S.C.Bose Road (from Wall Tax Road toGovindappa Naicken Street).	As per plan prescribed		
33.	Arcot Road.	---	Do	---
34.	Mount Road (Anna Salai) from Binnys Road to CityLimits.	---	Do	---
35.	Lattice Bridge Road.	---	Do	---
36.	McNichols Road from Spurtank Road toJaga-nathapuram South Street.	---	Do	---
37.	Lawyer Chinnathambi Mudali First Lane fromMonegar Choultry Road to Sanjeeviroyan Koil Street.	---	Do	---
38.	Esplanade.	---	Do	---
39.	Nelson Manicka Mudaliar Road	---	Do	---
40.	Choolaimedu High Road.	---	Do	---
41.	Railway Station Road, West Mambalam	---	Do	---
42.	Railway Border Road	---	Do	---
43.	McNichols Road from Spurtank Road toJaga-nathapuram, South	---	Do	---