

Copy of Roc. No.14472/82/RU, dated 22.5.82 from the Director of Town and Country Planning, Madras addressed to all Senior Deputy Directors of Regional Offices.

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Sub: Rules - Tamilnadu District Municipalities Building Rules 1972 - Amendment to Rule 11(2)(a) & 13(2) - Orders - issued.

Ref: 1) G.O.Ms.No.294, RD & LA., dt.28.2.78.
2) G.O.Ms.No.528, RD & LA., dt.8.4.72.

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Copies of G.O. Ms. No.294, RD & LA dated 28.2.78 and G.O. Ms.No.528 RD & LA dated 8.4.82 are sent herewith to all regional and Divisional Senior Deputy Directors and Deputy Directors for information and guidance.

Sd/xxx

for Director of Town & Country Planning.

Encl: As above.

Copy of:

GOVERNMENT OF TAMIL NADU
ABSTRACT

RULES - Tamil Nadu District Municipalities Building Rules, 1972 Resolution passed at the Executive Committee and General Body of the Municipal Town Planning Officers held on 5.4.75 and 11.5.1975 - Rule 11 (2) (a) and 13(2) - Amended - orders issued.

RURAL DEVELOPMENT AND LOCAL ADMINISTRATION DEPARTMENT

G.O. Ms. No.294

Dated the 28th February 1978.

Read:

1. G.O. Ms. No. 1009 R.D. & L.A. dated 27.11.1974
2. From the Director of Town and Country Planning, Madras letter No.Rc.39973/76 GR1, dt.4.3.1977.
3. From the Inspector of Municipalities letter No. L.Dis.97756/76 J2, dated 16.5.1977.

ORDER:

At the Executive Committee and General Body Meetings of the Municipal Town Planning Officers held on 5.4.75 and 11.5.75 it was resolved in Resolution No.10, to request the Government, among others, to amend the Rules 11(2) and 13(2) of the Tamil Nadu District Municipalities Building Rules, 1972 as shown in the Annexure in order to overcome the difficulties experienced by the public and the Town Planning Officers in implementing the rules.

2. The matter has been examined in ~~the~~ consultation with the Director of Town and Country Planning and the Inspector of Municipalities. Regarding Rule 11(2)(a) the Director of Town and Country Planning, Madras has stated that, from the past experience, it is revealed that avoidance of encroachment by insisting on this rule is considered impracticable due to prevalence of sections 180 ~~x~~ to 183 of Tamil Nadu District Municipalities Act 1920 and unless the rule is made so rigid, encroachments could not be arrested. Hence, it is desirable that rule 9(2)(a) of the old building rule 1942 may be revived with a sub-rule inserted as follows:

"In the case of a public or private street, not being a conservancy lane, no building (except a ~~xxx~~ plinth step and other similar structure net being above the lowest floor level of the building and any fence not exceeding 8 feet in height) shall be built.

- i. Within four feet of the boundary of the street.
- ii. Within six feet from the centre of the street; and
- iii. in the space between the building line and the street alignment as defined under section 166 of the Act".

The Director has agreed with the suggestion of the Town Planners' Association to amend Rule 13(2) of the said Rules. The Inspector of Municipalities has also agreed with the views of the Director of Town and Country Planning, Madras.

3. The Government accept the recommendations of the Director of Town and Country Planning, Madras, and the Inspector of Municipalities and direct that Building Rules 11(2)(a) and of the Tamilnadu District Municipalities Building Rules, 1972 be amended as shown in the Appendix.

4. The appended notification will be published in the Tamilnadu Government Gazette.

(BY ORDER OF THE GOVERNOR)

T.V.VASUDEVAN
SECRETARY TO GOVERNMENT.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 191 and sub-section (1) of Section 303 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920), the Governor of Tamil Nadu hereby makes the following amendments to the Tamilnadu District Municipalities Building Rules 1972.

Copy of D.Dis.30696/80 RU, dated 8.3.82 from the Director of Town and Country Planning, Madras addressed to the Commissioner, Nagercoil Municipality, Nagercoil and copy marked to all Senior Deputy Directors and Deputy Directors with a copy of letter in the reference 1st cited.

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Sub: Building - Rules. - Office of the Director of Town and Country Planning, Madras - Tamilnadu District Municipalities Act 1972
- Clarification to rule 14(6) - Clarification
- issued.

Ref: 1) Letter D.O. F1/10681/79, dt.5.5.79 of T.P.O Nagercoil Municipality, Nagercoil.

2) D.O. Letter No.3047/79-TKR3, dt.24.10.80 of the Deputy Director (R) Tirunelveli.

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With reference to the letter in the reference first cited, Commissioner, Nagercoil Municipality is clarified as follows.

Rule 14(6) of Tamil Nadu District Municipalities Act 1972.

1. Kitchen and Stove room should have a ventilating space of not less than $\frac{1}{8}$ th of the floor area of the room to satisfy the rule 14(6).
2. The lavatory and bath room should have a ventilating space of not less than 0.5 sq.m. to satisfy the rule 14(6)

Sd/-xxx
For DIRECTOR OF TOWN AND COUNTRY
PLANNING.

/ true copy /

நகராட்சி நகரமைப்பு அலுவலர், நாகர்கோவில் அவர்களிடமிருந்து
நமது அலுவலகத்திற்கு 5.5.79 நாள் அனுப்பிவைத்த ந.க.எண்.எப்.
1/10681/79 கடித நகல்:

அய்யா,

பொருள்: கட்டிடம்--நாகர்கோவில் நகராட்சி--தமிழ்நாடு
மாவட்ட நகராட்சிகளின் 1972-ம் ஆண்டு கட்டிட
விதிகளின் க.வி.14(6) க்கு தெளிவுரை கோரி
பணிநீதனுட்ப்ப்படுகிறது.

தமிழ்நாடு மாவட்ட நகராட்சிகளின் 1972ம் ஆண்டிற்குரிய கட்டிட
விதிகளின் க.வி.14(6) இரு பொருள்பட வியாக்கியானம் செய்யத் தக்க
வகையில் அமைந்துள்ளது. இதனால் நடைமுறையில் குழப்பத்தையும் சிலகல்
களையும் தோற்றுவிக்கும் முறையில் அமைகிறது.

இது தொடர்பாக நகர் மன்ற வழக்கறிஞர் அவர்கள் சட்ட
வியாக்கியானம் கோரப்பட்டதில் மேற்படி கட்டிட விதி சமையல் அறைக்கும்
(Kitchen) கோப்பு அறை (store room) க்கும் பொருந்துமே
தவிர கழிவறை (Evatories) குறியல் அறை (Bath room) ஆகியவற்றிற்கு
0.5 ச.மீட்டருக்கு குறையாமல் ஜென்னைகள் திறந்தவெளியை நோக்கி
அமைய வேண்டும் எனவும் கருத்து தெரிவித்துள்ளார்கள்.

எனவே மேற்படி நகர் மன்ற வழக்கறிஞர் அவர்களின் கருத்தினை
பின்பற்றி செயல்படுத்தலாமா என்பதற்கு தெளிவுரையினை அருள் கூர்ந்து
தெரியப்படுத்துமாறு பணிவுடன் கேட்டுக் கொள்கிறேன்.

ஓம்.....
நகர் அமைப்பு அலுவலர்.

/உண்மை நகல்/

ஓம்.....
குணை இயக்குநருக்காக.

/ உண்மை நகல் /

Office of the Senior Deputy
Director of Town & Country
Planning, Coimbatore.

Endt. D.Dis.1909/82 CNR-3 dt. 30.3.82.

Forwarded

To
The technical staff
including officers.

for Senior Deputy Director.

AMENDMENTS

In the said rules ..

in rule 11, for clause (a) of sub-rule 2, the following clause shall be substituted, namely:-

- 1) In the case of a public or private street, not being a conservancy lane, no building (except a plinth steps and other similar structure not being above the lowest floor level of the building and a cence not exceeding 2.4 metres in height) shall be built --
 - i) within 1.3 metres of the boundary of the street.
 - ii) within 2 metres from the centre of the street.
 - iii) in the space between the building line and the street alignment as defined under section 166 of the Act; and
- 2) in rule 13, sub-rule (2) for the words "following dimensions" the words "following minimum dimensions" shall be substituted.

T.V.VASUDEVAN
SECRETARY TO GOVERNMENT,

/ true copy /

நகர்-ஊரமைப்பு முதுநிலை சூளை இயக்குநர்
அலுவலகம், கோவை-11.

அ.தி.ப.மு.எண் 4494/
82/கோநீம.3

நாள்: 24.6.1982.

நகல் மேல் தகவலுக்காகவும் மேல் நடவடிக்கைக்காகவும்
அனுப்பப்படுகிறது.

(ஓம்)

முதுநிலை சூளை இயக்குநருக்காக.

பெறுநர்

முதுநிலை சூளை இயக்குநர் மேசை மற்றும் உதவி இயக்குநர்
1, 2 மற்றும் 3.

கட்டிடக்கலை உதவியாளர் மற்றும் எல்லா மேற்பார்வையாளர்கள்,

கோநீம.3

இருப்புகட்டுக்கு.