

**CMDA REGULATION FOR SPECIAL BUILDINGS - SHORTCUT- COMPILED BY RAMSON ASSOCIATES**

Description	Continuous Building Area anywhere within CMA			Other areas in Chennai City, and the rest of CMA						Other areas in Chennai City, and the rest of CMA						
	<b>Max. no. of dwelling units</b>	8	12	-	6	8			12			Any Numbers				
<b>Min. Road width</b>	9m	9m	10m	9m	9m			9m			9m			10m		
<b>Min. Plot extent</b>	50 sq.m.	80 sq.m.	80 sq.m.	200 sq.m.	300 sq.m.	450 sq.m.		450 sq.m.	660 sq.m.		1100 sq.m.			300 sq.m.	450 sq.m.	
<b>Min. Plot Frontage</b>	4.5m			9m	9m	12m	15m	12m	15m	18m	15m			9m	12m	15m
<b>Max. Height</b>	G+1 or Stilt+2 subject to a max of 9m	G+2 or Stilt+3 subject to a max of 12m	G+3 or Stilt+4 subject to a max of 15.25 m	G+2 or Stilt+3 subject to a max of 12 m	G+1 or Stilt+2 subject to a max of 9m	G+2 or Stilt+3 subject to a max of 12m	G+3 or Stilt+4 subject to a max of 15.25m	G+1 or Stilt+2 subject to a max of 9m	G+2 or Stilt+3 subject to a max of 12m	G+3 or Stilt+4 subject to a max of 15.25m	G+1 or Stilt+2 subject to a max of 9m	G+2 or Stilt+3 subject to a max of 12m	G+3 or Stilt+4 subject to a max of 15.25m	G+1 or Stilt+2 subject to a max of 9m	G+2 or Stilt+3 subject to a max of 12m	G+3 or Stilt+4 subject to a max of 15.25m
<b>Max. FSI</b>	1.5															
<b>Minimum setbacks</b>	Where Street Alignment/new road is prescribed in these regulations, it shall be from that street alignment/new road line. In case of others, it shall be from the property boundary															
<b>Min. FSB</b>	Abutting Road width	Set back	Abutting Road width				Set back			Abutting Road width			Set back			
	15.25m and below	3.5m	15.25m and below				3.5m			15.25m and below			3.5m			
	Above 15.25m & up to 30.5m	4.5m	Above 15.25m & up to 30.5m				4.5m			Above 15.25m & up to 30.5m			4.5m			
	Above 30.5m	6m	Above 30.5m				6m			Above 30.5m			6m			
<b>Min. SSB on either side</b>	Nil			2.5m	1.5m	2.5m	4.0m	1.5m	2.5m	4.0m	1.5m	3.5m	4.0m	1.5m	3.5m	4.0m
<b>Min. RSB</b>	Nil			2.5m	1.5m	2.5m	4.0m	1.5m	2.5m	4.0m	1.5m	3.5m	4.0m	1.5m	3.5m	4.0m