



## **ABSTRACT**

Urban Development – Provision of Higher Floor Space Index for Economically Weaker Sections/Low Income Group/Middle Income Group Housing – Variations to the Development Regulations to the Second Master Plan for Chennai Metropolitan Area, 2026 and Development Control Regulations to the Master Plan of all Local Planning Areas under section 32(4) of Tamil Nadu and Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) – Issue of Final Notification - Orders – Issued.

=====

### **Housing and Urban Development (UD4-2) Department**

**G.O.(Ms).No.194**

**Dated:19.12.2016**

**J<K> tUl<, kh@fê Âsfÿ 04,**

**ÂUtÿSt® M©L 2047**

Read:

1. G.O.(Ms)No.94, Housing and Urban Development (UD4(1)) Department, dated 12.6.2009.
2. G.O.(Ms)No.110 Housing and Urban Development Department, dated 04.03.2016.
3. From the Member-Secretary, Chennai Metropolitan Development Authority, letter No.C1/15146/2014, dated 27.08.2016.
4. From the Commissioner of Town and Country Planning (i/c), Letter No Roc.2380/2015/MT2, dated 22.08.2016 and 16.11.2016.

=====

### **ORDER:**

In the Government Order first read above in exercise of the powers under section 91 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) orders were issued, authorizing all the local planning authorities to exercise the powers vested in the Government under sub-section (4) of section 32 of the said Act to vary the Regional Plan, Master Plan or New Town Development Plan, as the case may be, subject to the condition that the said powers shall be exercised in accordance with the directions issued by the Government in each case.

2. In the Government Order second read above, the Government have requested the Member Secretary, Chennai Metropolitan Development Authority to amend the relevant Regulation Nos.25, 26, 27 & 28 of the Development Regulations approved under the Second Master Plan for Chennai Metropolitan Area, 2026. The Commissioner of Town and Country Planning has been requested to direct the Local Planning Authorities to add regulation 6-A to the Development Control Regulations

..2..

.2.

of the Master Plans, applicable to the local planning authorities falling outside Chennai Metropolitan Development Authority areas after regulation 6, to give effect to the following provisions:-

i) Size of the units and eligible additional Floor Space Index is prescribed as follows:-

<b>Sl. No.</b>	<b>Description</b>	<b>Plinth area individual Dwelling unit</b>	<b>Additional Floor Space Index</b>
1.	Economic Weaker Sections (EWS)	Upto 40 Sq.m.	50%
2.	Low Income Group (LIG)	Above 40 sq. m. and upto 60 sq.m.	30%
3.	Middle Income Group (MIG)	Above 60 sq.m. up to 70 sq.m.	15%

ii) Plot Coverage:-

To include MIG along with Economically Weaker Sections and Low Income Group to allow additional plot coverage of 10% over and above the normally allowable plot coverage.

3. The Member-Secretary, Chennai Metropolitan Development Authority and the Commissioner of Town and Country Planning in their letters third and fourth read above, have stated that based on the directions issued in the Government Order second read above, draft notification under sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 to amend the Development Regulations approved by the Government under the Second Master Plan for Chennai Metropolitan Area have been published by following the procedures prescribed under rules 14 and 15 of the Master Plan for Chennai Metropolitan Planning Area (Preparations, Publication and Approval) Rules, 1974 and to amend the Development Control Regulations applicable to the local planning authorities falling outside Chennai Metropolitan Area following the procedures prescribed under rules 14 and 15 of the Master Plan (Preparations, Publication and Sanction) Rules, 1975. Further they have stated that no objections and suggestion have been received from the public towards the proposed variations to the Development Regulations of the Second Master Plan for Chennai Metropolitan Area and Development Control Regulations applicable to the Local Planning Authorities outside Chennai Metropolitan Area within the due date. Hence, they have requested the Government to issue final notification confirming the draft notification under sub-section 32 (4) of the Tamil Nadu Town and Country Planning Act, 1971.

4. Accordingly, the Government, (in light of the powers delegated in the Government Order first read above) direct the Member-Secretary, Chennai Metropolitan Development Authority to issue final notification by following the procedure prescribed under rule 15 of the Master Plan for

Chennai Metropolitan Development Authority (Preparations, Publication and Approval) Rules, 1974, to vary the Master Plan under section 32 (4) of the Tamil Nadu Town and Country Planning Act, 1971.

5. The Commissioner of Town and Country Planning is also requested to direct the Local Planning Authorities to issue the final notification by following the procedures prescribed under rule 15 of the Master Plan (Preparations, Publication and Sanction) Rules, 1975, to vary the Master Plan under section 32 (4) of the Tamil Nadu Town and Country Planning Act, 1971.

6. The Commissioner of Town and Country Planning and the Member-Secretary, Chennai Metropolitan Development Authority are directed to pursue action accordingly.

**(BY ORDER OF THE GOVERNOR)**

**DHARMENDRA PRATAP YADAV  
SECRETARY TO GOVERNMENT**

To

The Commissioner of Town and Country Planning (i/c),  
Chennai – 600 002.(w.e.)

The Member-Secretary,  
Chennai Metropolitan Development Authority,  
Chennai – 600 008 (w.e.)

The Managing Director,  
Tamil Nadu Housing Board, Chennai – 600 035 (w.e.)

The Managing Director,  
Tamil Nadu Slum Clearance Board,  
Chennai – 600 005 (w.e.)

The Commissioner,  
Corporation of Chennai, Chennai – 600 003 (w.e.)

**Copy to:**

The Municipal Administration and Water Supply Department,  
Chennai - 600 009. (w.e.)

The Rural Development and Panchayat Raj Department,  
Chennai – 600 009 (w.e.)

The Senior Personal Assistant to Minister(Housing and Urban  
Development), Chennai – 600 009.(w.e.)

The Private Secretary to Secretary to Government,  
Housing and Urban Development Department,  
Chennai – 600 009. (w.e.)

The Housing and Urban Development(UDI, UDVI,UDIII,  
SCI, & HB-IV)Department, Chennai – 600 009 (w.e.)

**SF/SC**

**// Forwarded / By Order //**

**Section Officer**

