ABSTRACT

C20632

Urban Development - Chennai Metropolitan Area – Second Master Plan for Chennai Metropolitan Area 2026 – Development Regulations – Scrutiny fee for layout / sub-division and sub-division / layout preparation charges – Enhancement – Recommendation of the Authority – Approval of amendments to Development Regulation for Chennai Metropolitan Area – Orders – Issued.

==========

Housing and Urban Development (UD1) Department

G.O.(Ms.)No.153 **Dated 14.12.2015**
மன்மத வருடம் கார்த்திகை 28
திருவள்ளுவர் ஆண்டு 2046

Read again:

1. G.O. (Ms.) No.190, Housing and Urban Development Department, dated, 2.9.2008.

Read also:

2. From the Member-Secretary, Chennai Metropolitan Development Authority, Letter No.L1/18046/2014, dated 30.1.2015.

= = = = =

ORDER:

In the Government Order first read above, the Government have approved the Second Master Plan for Chennai Metropolitan Area, 2026, and the Development Regulations for Chennai Metropolitan Area form part of the said Second Master Plan.

2. In the letter 2nd read above, the Member Secretary, Chennai Metropolitan Development Authority has stated as follows:-

The Authority in the resolution cited has resolved to revise the scrutiny fee and sub-division and layout preparation charges in respect of Planning Permission Application for sub-division and layout. The Authority has resolved to increase the scrutiny fee for layout and sub-division from Rs.0.075 to Rs.1.50 per sq.m. of land area. With reference to the sub-division and layouts preparation charges, the Authority resolved to collect the same at the rate of Rs.300/- per plot.

3. The Government, after careful consideration of the proposal in para 2 above, have decided to amend the relevant Development Regulations approved under the Second Master Plan for Chennai Metropolitan Area 2026. Accordingly, the Government approve the proposal to amend the Development Regulations under the Second Master Plan for Chennai Metropolitan Area, 2026 as follows:-

Amendment to Development Regulation

1. The Development Regulation 4(4)(b)(ii) layouts / sub-divisions reconstitutions per sq.m. of land area Rs.0.075" will be replaced

Verified by RealEstate

by 4(4)(b)(ii) layouts / sub-divisions reconstitutions per sq.mt. of land area Rs.1.50".

2. The Development Regulation 4(4)(c)(i) will be replaced by 4(4)(c)(i) sub-divisions / layouts preparation charges per plot Rs.300/-. However for determining the layouts preparation charges, EWS plots, public purpose plots and Open Space Reservation will be excluded in counting the total no. of plots".

4. The Works Manager, Government Central Press, Chennai-600 079 is directed to publish the Notification appended to this order in the next issue of the Tamil Nadu Government Gazette.

5. The Member-Secretary, Chennai Metropolitan Development Authority is directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

DHARMENDRA PRATAP YADAV
Secretary to Government

To
The Works Manager,
Government Central Press,
Chennai – 600 079.(w.e)
(For publication of the notification in the T.N.G.G)
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008. (w.e)
The Director of Town and Country Planning,
Chennai - 600 002. (w.e)
The Commissioner, Corporation of Chennai – 600 003. (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)

Copy to

The Municipal Administration and Water Supply Department,
Chennai – 600 009. (w.e)
The Rural Development & Panchayat Raj Department,
Chennai – 600 009. (w.e)
The Senior Private Secretary to Secretary to Government,
Housing and Urban Development Department,
Chennai – 600 009. (w.e)
The Senior Personal Assistant to Minister (Hg&UD),
Chennai – 600 009.
The Housing and Urban Development
(UD-IV, SC-I, HB-IV) Department, Chennai – 600 009.

SF/SC

// FORWARDED // BY ORDER //

Section Officer

Verified RealEstate™

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub - section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following variation to the Second Master Plan for the Chennai Metropolitan Area, 2026, approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/ HOU/386(e)/2008 of Part II-Section 2 of the Tamil Nadu Government Gazette Extraordinary, dated the 2nd September 2008:-

VARIATIONS

In the said Master Plan, in the Development Regulations for Chennai Metropolitan Area, in regulation 4, in sub-regulation (4):-

(1) in paragraph (b), for item (ii), the following item shall be substituted, namely:-

"(ii)	Layouts/sub-divisions reconstitutions per sq.m. of land area.	Rs.1.50";

(2) in paragraph (c), for item (i), the following item shall be substituted, namely:-

"(i)	Sub-divisions / layout preparation charges per plot. (For determining the layouts preparation charges, EWS plots, public purpose plots and Open Space Reservation area shall be excluded in counting the total number of plots.)	Rs.300".

DHARMENDRA PRATAP YADAV
Secretary to Government.

//True copy//

Section Officer

Verified © RealEstate