



### **ABSTRACT**

Rules – Regularisation of Unapproved Plots and Layouts Rules, 2017 under section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 – Amendment to the Rules – Notification – Issued.

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### **Housing and Urban Development [UD4(3)] Department**

**G.O.(Ms).No.21**

**Dated:05.02.2019**

விளம்பி, தை 22,

திருவள்ளூர் ஆண்டு 2050

**Read:**

1. G.O.(Ms).No.78, Housing and Urban Development Department, dated 04.05.2017.
2. G.O.(Ms).No.172, Housing and Urban Development Department, dated 13.10.2017.
3. G.O.(Ms).No.55, Housing and Urban Development Department, dated 02.05.2018.

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### **ORDER:**

The appended Notification will be published in the Tamil Nadu Government Gazette Extraordinary, dated the 05<sup>th</sup> February, 2019.

**(BY ORDER OF THE GOVERNOR)**

**S.KRISHNAN,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Works Manager,  
Government Central Press, Chennai-600 079.  
The Additional Chief Secretary to Governor,  
Raj Bhavan, Chennai – 600 022.  
The Additional Chief Secretary to Government,  
Finance Department, Chennai-600 009.  
The Additional Chief Secretary to Government,  
Rural Development and Panchayat Raj Department,  
Chennai-600 009.

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The Principal Secretary to Government,  
Municipal Administration and Water Supply Department,  
Chennai-600 009.

The Additional Chief Secretary to Government,  
Commercial Tax and Registration Department,  
Chennai-600 009.

The Secretary to Government,  
Revenue and Disaster Management Department,  
Chennai-600 009.

The Principal Secretary to Government,  
Agriculture Department, Chennai-600 009.

The Secretary to Government, Law Department,  
Chennai-600 009.

All District Collectors

The Commissioner of Town and Country Planning,  
Chennai-600 002.

The Member Secretary,  
Chennai Metropolitan Development Authority,  
Chennai-600 008.

**Copy to:**

The Chief Minister's office, Chennai- 600 009.

The Secretary to Chief Minister, Chennai- 600 009.

The O/o. Deputy Chief Minister, Chennai-600 009.

The Deputy Secretary to Deputy Chief Minister,  
Chennai-600 009.

The Principal Private Secretary to Principal Secretary to Government, Housing  
and Urban Development Department,  
Chennai-600 009.

The Public (SC) Department, Chennai-600 009.

**SF/SC.**

**//FORWARDED BY ORDER//**

*[Signature]*  
**SECTION OFFICER.**

*[Signature]*  
7/2/19

**APPENDIX.**  
**NOTIFICATION.**

In exercise of the powers conferred by section 113 read with section 122 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 amendments to the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017, namely:-

**AMENDMENTS.**

In the said Rules,-

- (1) in rule 5, in sub-rule(1), after the proviso, the following proviso shall be added, namely:-  
"Provided further that any application which is received on or after the 4<sup>th</sup> November, 2018 under rule 24 from eligible plot holder shall be dealt with in the manner provided therein."
- (2) after rule 23, the following rule shall be added, namely:-  
"24. In respect of cases of plot regularisation for which in-principle approval of layout framework have already been accorded or under consideration by the Competent Authorities specified in rule 2(2)(ii) as required by sub-rule (4) of rule 5 as on the 3<sup>rd</sup> November, 2018 on suo-moto basis or otherwise and the cases for which in-principle approval of layout frame work is under consideration of the Competent Authorities in respect of the applications received under sub-rules (1) and (2) of rule 5 on or before the 3<sup>rd</sup> November, 2018, a plot holder may apply even after the 3<sup>rd</sup> November, 2018 for regularisation of plot under this rule. If any application is received under this rule, the following procedure in addition to other procedures laid down in these rules shall be followed in respect of regularisation of unapproved Plots, namely:-

On receipt of an application, if any, made by the plot holder on or after 4<sup>th</sup> November, 2018, in addition to the scrutiny fee and development charges as envisaged in these rules, the

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regularization charges shall be assessed and levied at the rates given in the table below:-

**TABLE.**

| Sl. No. | Category of Local Body                                        | Regularisation charge per square metre of plot area (in rupees)                         |                                                                                         |                                                                  |
|---------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------|
|         |                                                               | Application received from 4 <sup>th</sup> November, 2018 upto 3 <sup>rd</sup> May, 2019 | Application received from 4 <sup>th</sup> May, 2019 upto 3 <sup>rd</sup> November, 2019 | Application received from 4 <sup>th</sup> November, 2019 onwards |
| 1.      | City Municipal Corporation Area                               | 110.00                                                                                  | 125.00                                                                                  | 150.00                                                           |
| 2.      | Municipal area                                                | 66.00                                                                                   | 75.00                                                                                   | 90.00                                                            |
| 3.      | Areas covered by Town Panchayats and Village Panchayats areas | 33.00                                                                                   | 37.50                                                                                   | 45.00                                                            |

Explanation I - The regularisation of plot relating to cases of unapproved layouts in respect of which neither the individual plot holder concerned nor the developer concerned has not applied for regularisation on or before 03.11.2018, shall not be eligible for consideration of regularisation under this rule.

Explanation II - A layout promoter also shall be considered as a plot holder in respect of unsold plots in a layout for the purpose of this rule.

S. KRISHNAN  
PRINCIPAL SECRETARY TO GOVERNMENT.

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*[Signature]*  
Section Officer.  
*[Signature]*  
5/2/19



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,  
Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. Reg. Layout/14941/2017

Dated:01.03.2019

To

All the Local Bodies within CMA

Sir,

Sub: CMDA – Regularisation of unapproved Layout Division –  
Unapproved Layout / Plot Regularisation Scheme – Government  
order dated 05.02.2019 – Action to be taken - Requested –  
Regarding.

Ref: 1) G.O.(Ms) No.78, H&UD Department, dated 04.05.2017  
2) G.O.(Ms) No.172, H&UD Department, dated 13.10.2017  
3) G.O.(Ms) No.55, H&UD Department, dated 02.05.2018  
4) G.O.Ms.No.21, H&UD Department, dated 05.02.2019

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The Government ordered in the references 1<sup>st</sup> to 3<sup>rd</sup> cited above, for regularization of unapproved layouts/sub-divisions/plots effected on or before 20.10.2016. Accordingly, CMDA is approving the in-principle layout framework / layouts and forwarded the same to concern local bodies, requesting to regularize the individual plots within the approved in-principle layout framework / layouts after collecting the regularisation charges and development charges applicable under this scheme.

2. The approved in-principle layout framework / layouts are being regularly hosted in CMDA website viz. [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in) for the interest of public and other departments including the local bodies concerned.

3. Subsequently, the Government ordered in the reference 4<sup>th</sup> cited that the individual plot holder / developer concerned within the in-principle layout framework / layouts approved by Competent Authority only be regularized under the provisions of above said Government Order.

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4. In view of above, the local bodies viz. Greater Chennai Corporation, Municipalities, Town Panchayats and Panchayat Unions within Chennai Metropolitan Area are requested to receive the regularisation application directly for the regularisation of individual plots which are covered within the in-principle layout framework / layouts approved by CMDA and after verification of the same from its website. The scrutiny fee of Rs.500/- per plot may also be collected by the local bodies concerned from the individual plot owners and the same has to be remitted in favour of **the Member-Secretary, CMDA in Account No.100034132198 with IFSC Code No.INDB0000328 in M/s. IndusInd Bank.**

5. Further, the local bodies concerned within CMA are also requested strictly adhere the Government Orders cited on the regularisation of unapproved plots / layouts / sub-divisions under this scheme and also furnish the status report in every week including the collection of regularisation charge and development charge separately.

Yours faithfully,

Sd/-01.03.2019

PRINCIPAL SECRETARY/  
MEMBER-SECRETARY.

Copy to:

1. The Commissioner, GCC, Chennai
2. The Commissioner of Municipal Administration, Chennai
3. The Director of Municipal Administration Chennai
4. The Director of Town Panchayats, Kuralagam, Chennai
5. The Director of Rural Development & Panchayat Raj, Chennai
6. The City Engineer, GCC, Chennai
7. The Joint Director Municipal Administration, Chennai
8. The Joint Director of Town Panchayats, Kuralagam, Chennai
9. The Joint Director of Rural Development & Panchayat Raj, Chennai

// TRUE COPY / FORWARDED / BY ORDER //

S. Shantha Sudha  
13/3/19  
DEPUTY PLANNER