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Part VI—Section 1

Notifications of interest to the General Public issued by Heads of Departments, Etc.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

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NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

GENERAL NOTIFICATIONS

Variation to the Approved Second Master Plan for the Chennai Metropolitan Area 2026 of Chennai Metropolitan Development Authority for Chennai Metropolitan Area.

Budur Village, Thiruvallur District.

(Letter No. R1/0015/2025-1)

No.VI(1)/604/2025.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O.Ms. No.419, Housing and Urban Development Department dated 1st June 1984 under Section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971 the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190 Housing and Urban Development (UD I) Department dated 02.09.2008, G.O.(Ms) No.191,Housing & Urban Development (UD I) Department dated 02.09.2008 and published as Notification in No.266 Part II—Section 2 of the *Tamil Nadu Government Gazette* dated the 2nd September 2008.

VARIATION

In the said Second Master Plan land use map for the Budur Village the following expression shall be added: -

"Map P.P.D. / M P II (V) No. 117/2025
to be read with Map No: MP-II/CMA(VP) 73/2008"

EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purport)

Survey Nos. 37/1 & 37/2B, 60/2A1, 2B1, 2B2A1, 2B2A2, 2B2B, 2B2C & 60/3, 61/1, 2A, 2B, 2C, & 61/3, 63, 64 65 and 66/2 of Budur Village, Ponneri Taluk, Thiruvallur District, sholavaram Panchayat Union limit classified as **"Agricultural Use Zone"** is now reclassified as **"Residential Use Zone"** subject to the following conditions:

i. Applicant shall develop stilt floor maintaining no habitation below the MFL as per WRD remarks and conditions of WRD to be complied while taking up development at the site under reference,

ii. Public access to the surrounding vacant lands to be ensured while taking up development at the site under reference,

iii. In case of the site under reference is affected by grid of road to be gifted as road to local body while taking up development at the site under reference.

Chennai-600 008,
29th October 2025.

G. PRAKASH,
Principal Secretary/Member-Secretary,
Chennai Metropolitan Development Authority.

Budur Village, Thiruvallur District.

(Letter No. R1/0016/2025-1)

No.VI(1)/605/2025.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O.Ms. No.419, Housing ancl Urban Development Department dated 1st June 1984 under Section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971 the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190 Housing and Urban Development (UD I) Department dated 02.09.2008, G.O.(Ms) No.191,Housing & Urban Development (UD I) Department dated 02.09.2008 and published as Notification in No.266 Part II—Section 2 of the *Tamil Nadu Government Gazette* dated the 2nd September 2008.

VARIATION

In the said Second Master Plan land use map for the Budur Village the following expression shall be added: -

"Map P.P.D. / M P II (V) No. 114/2025
to be read with Map No: MP-II/CMA(VP) 73/2008"

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EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purport)

Survey. Nos. 5/1A & 5/1B and 6/1A of Budur Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat union limit classified as **"Agricultural Use Zone"** is now reclassified as **"Residential Use Zone"** subject to the following conditions:

i. Applicant shall develop Stilt floor maintaining no habitation below the MFL as per the WRD remarks and conditions of WRD to be complied while taking up development at the site under reference,

ii. Public access to the surrounding vacant lands to be ensured while taking up the development at the site under reference,

iii. In case of the site under reference is affected by grid of road to be gifted as road to local body while taking up development at the site under reference.

Chennai-600 008,
29th October 2025.

G. PRAKASH,
Principal Secretary/Member-Secretary,
Chennai Metropolitan Development Authority.

Puliyur Village, Chennai District.

(Letter No. R1/0047/2024-1)

No.VI(1)/606/2025.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O.Ms.No.419, Housing and Urban Development Department dated 1st June 1984 Under Section 91 (1) of the Tamil Nadu Town and Country Planning Act, 1971, the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under sub-section (3) of Section 33 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) to the Ashok Nagar Area D.D.P. approved in G.O.Ms.No.1624, Housing and Urban Development Department dated:29.12.1980 and published as Notification in Part-II—Section 2 of the Tamil Nadu Government Gazette.

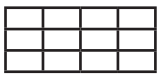
VARIATION

In the said D.D.P. in Clause 2a, 3(xi) and 9(d) afler expression 'Map No. 4, D.D.P (S) /M.M.D.A. No. 2/80' the expression "and Map P.P.D. / D.D.P (V) No. 118 /2025 shall be added.

In form 6:

In Column No. (2) under the heading "PRIMARY RESIDENTIAL" and under the sub-heading 'Block No.45 (Puliyur)', an extent of "0.03.675 Hectares" from Part of R.S.No.4/2 shall be deducted from the total extent in Column No. (4).

In Column No. (1) to (8) under the heading "COMMERCIAL", under the sub-heading 'Block No.45 (Puliyur), the following shall be added.

S. No.	Locality	Reference to marking on map	Approximate area in Hectares	Purpose for which are to be reserved	Character of the Area	Present use	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Town Survey No. 4/104 (Old Town Survey No. 4/2pt), Block No. 45 of Puliyur Village, Egmore Taluk, Chennai District within Greater Chennai Corporation limit.		0.03.675	COMMERCIAL		Building	

EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purport)

Town Survey No. 4/104 (Old Town Survey No. 4/2pt), Block No. 45 of Puliyur village, Egmore Taluk, Chennai District within Greater Chennai Corporation limit classified as **"Primary Residential Use Zone"** is now reclassified as **"Commercial Use Zone".**

Chennai-600 008,
31st October 2025.

G. PRAKASH,
Principal Secretary/Member-Secretary,
Chennai Metropolitan Development Authority.

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Variation to the Approved Salem Master Plan of the Salem Local Planning Area

(Roc. No.314/2025/SD-1)

No.VI(1)/607/2025.

1. In exercise of powers conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), Land use zone conversion from Agricultural Use Zone to Residential Use Zone is ordered in G.O.(2D). No.262, Housing and Urban Development [UD4(L. Re-1)] Department, dated: 08.09.2025.

2. In exercise of powers delegated by the Government in G.O.(Ms). No.102, Housing and Urban Development [UD4(L. Re-1)] Department, dated: 18.08.2021, the following variations are made to the approved Master Plan of Salem Local Planning Area approved in the G.O.(Ms). No.105, Housing and Urban Development [UD4(2)] Department, dated:22.03.2005 and published in *Tamil Nadu Government Gazette* Notification No. 14 at Page No. 168 of part—II, Section 2 of the *Tamil Nadu Government Gazette* dated.13.04.2005.

VARIATION

In the Approved Salem Master Plan, under the heading permitted Land use in survey numbers of Salem Local Planning Area, under heading V.No.162, Minnampalli Village in Page No.110 & 111, the following entries of S.F.Nos.108 should be made accordingly.

Under the heading "AGRICULTURAL USE" and under the Sub-heading "AG-32", the expressions "S.F.No.108" shall be deleted and the expressions "108(Excluding S.F.Nos.108/1B) shall be substituted.

After the heading "WATER BODIES", the following heading and expression shall be added.

"RESIDENTIAL USE:

S.F. Nos: 108/1B"

CONDITIONS:

G.O.(2D) No.262, Housing and Urban Development [UD4(L.Re.1)] Department, Dated:08.09.2025.

1. தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள், 2019–க்குட்பட்டு வளர்ச்சி பணிகள் மேற்கொள்ளப்பட வேண்டும்**.**

Salem,
29th October 2025.

K.J. இராம்பிரசாத்,
Member Secretary (In-charge)/Assistant Director,
Salem Local Planning Authority,
District Town and Country Planning office.

Variation to the Approved Salem Master Plan of the Salem Local Planning Area

(Roc. No.1480/2025/SD-1)

No.VI(1)/608/2025.

1. In exercise of powers conferred by sub-section (4) of Section 32 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), Land use zone conversion from Agricultural Use Zone to Residential Use Zone is ordered in G.O.(2D). No.252, Housing and Urban Development [UD4(L. Re-1)] Department, dated: 29.08.2025.

2. In exercise of powers delegated by the Government in G.O.(Ms). No.102, Housing and Urban Development [UD4(L. Re-1)] Department, dated: 18.08.2021, the following variations are made to the approved Master Plan of Salem Local Planning Area approved in the G.O.(Ms). No.105, Housing and Urban Development [UD4(2)] Department, dated:22.03.2005 and published in *Tamil Nadu Government Gazette* Notification No. 14 at Page No. 168 of part—II, Section 2 of the *Tamil Nadu Government Gazette* dated.13.04.2005.

VARIATION

In the Approved Salem Master Plan, under the heading permitted Land use in survey numbers of Salem Local Planning Area, under heading V.No.33, Kannankurichi (Part) Village in Page No.84, the following entries of S.F.Nos.213 should be made accordingly.

Under the heading "AGRICULTURAL USE" and under the Sub-heading "AG-24", the expressions "S.F.No.203 to 213" shall be deleted and the expressions "203 to 213(Excluding S.F.Nos.213/3B) shall be substituted.

After the heading "WATER BODIES", the following heading and expression shall be added.

"RESIDENTIAL USE:

S.F. Nos: 213/3B"

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CONDITIONS:

G.O.(2D) No.252, Housing and Urban Development [UD4(L.Re.1)] Department, Dated:29.08.2025.

1. உத்தேச மனையிடத்தின் கிழக்குத் திசையில் 15 மீட்டர் தொலைவிற்குள் பொதுப்பணித்துறை வாய்க்கால் அமைந்துள்ளதால் அத்துறையிடமிருந்து தடையின்மை சான்று பெறப்பட வேண்டும் நீர்நிலைகளை ஒட்டி மேற்கொள்ளப்படும் வளர்ச்சிகளுக்குத் தேவையான உரிய வழிமுறைகள் பின்பற்றப்பட வேண்டும்.

2. தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள், 2019–க்குட்பட்டு வளர்ச்சி பணிகள் மேற்கொள்ளப்பட வேண்டும்.

Salem,
31st October 2025.

K.J. இராம்பிரசாத்,
Member Secretary (In-charge)/Assistant Director,
Salem Local Planning Authority,
District Town and Country Planning office.

Variation to the New Town Development Plan of the Hosur New Town Development Area

(Roc No.410/2025/KD(HNTDA))

No.VI(1)/609/2025.

1) In exercise of the Power conferred under subsection (4) of the Section 32 of Tamil Nadu Town & Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) and exercise of powers confirmed by the G.O.Ms.No.94, Housing and urban Development [UD 4-(1)] Department dated 12.06.2009 which has been published in the *Tamil Nadu Government Gazette* No.27, Part II—Section 2, Page No.228, dated 15.07.2009.

2) Land use zone conversion from Agricultural use zone into Residential use zone ordered in G.O.(2Pa).No.290, Housing and Urban Development [UD4(Ni.Pa.Ma-1)] Department dated 17.10.2025. The following variations are made to the Hosur Development plan 2046 of approved Hosur New Town Development Authority under the said act and published in the G.O.Ms.No.08, Housing and urban Development [UD 4-(1)] Department dated 20.01.2025 and published in the Tamil Nadu Government Extraordinary Gazette Notification No.32] II(2)/HOU/69(a)/2025 at Part II—Section 2, dated 22nd January 2025.

Draft Variation

In the approved Hosur Development Plan 2046 under the heading permitted Land use in various survey numbers of Hosur New Town Development Planning area under heading in Onnalvadi village Page No.366 & 367 in S.F.Nos. 725/1B, 1C, 2, 729/1A, 1B, 2, 735/1 and missing S.f.No.734/2A1, 2B in schedule and present in approved drawing (Agricultural land use) the following entries should be made.

(i) Under the heading “Residential use zone” the following S.F.Nos.725/1B, 725/1C, 725/2 shall be added after the S.F.No.721 and S.Nos.729/1A, 729/1B, 729/2 shall be added after the S.F.No.728pt and S.F.No.734/2A1, 734/2B, 735/1 shall be added after the S.F.No.731 of Onnalvadi village in the Sl.No.1 of Page No.366.

(ii) Under the heading “Agricultural use zone” the following in Sl.No.5 of Page No.367, S.No.725 (except 725/1B, 1C, 2), 729 (except 729/1A, 1B, 2), 735 (except 735/1), shall be substituted instead of 725, 729 & 735.

Hosur,
31st October 2025.

ஆ. ஏழுமலை,
Assistant Director / Deputy Director (F.A.C),
Hosur New Town Development Authority,
District Town and Country Planning Office.

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