ABSTRACT

Urban Development – Commissioner of Town and Country Planning – Certain variation to Development Control Regulation 3(3), 4(3)C, 5(2)D, 6 and 6B(2) – Orders – Issued

HOUSING AND URBAN DEVELOPMENT (UD1) DEPARTMENT

G.O.(Ms) No.148 **Dated:26.10.2018**
திருவள்ளுவர் ஆண்டு 2049
விளம்பி – ஐப்பசி 09

Read:

1. G.O. (Ms) No.94, Housing and Urban Development Department, dated 12.6.2009.
2. G.O. (Ms) No.130, Housing and Urban Development (UD4-1) Department, dated 14.6.2010

Read also

3. Government letter No.21258/UD1/2018, dated 4.10.2018.
4. From the Commissioner of Town and Country Planning, letter No.C1/19103/BA2/2018,dated 9.10.2018.

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ORDER:

In the Government order 2nd read above, the Government have approved the Development Control Regulations for Special Buildings, Multi-storied Buildings, Group Developments and Layouts for being followed in Local Planning Areas covering Coimbatore, Madurai, Truchirapalli, Salem, Tirunelveli, Vellore, Tiruppur, Erode, thoothukudi, Mamallapuram, Thiruvallur, Gummidipoondi, Kancheepuram and Chengalpattu Areas.

2. The Hon'ble Chief Minister of Tamil Nadu, while addressing the gathering at the valedictory of the MGR Centenary Celebrations in Chennai on 30th September, 2018 inter alia, made the following Announcements.

i. நகரப்பகுதிகளில் வீடுகளின் விலைகள் தொடர்ந்து அதிகரித்து வருவதை தொடர்ந்து, தமிழ்நாடு முழுவதும் நகரங்களில் குறிப்பாக, சென்னையில் வாழும் மக்களின் கோரிக்கைகளை ஏற்று, மாண்புமிகு அம்மாவின் அரசு அனைத்துத் தரப்பினருக்கும் இலவசமாக அனுமதிக்கப்படும் தளப்பரப்பு குறியீட்டை (FSI) தற்போதுள்ள 1.5–லிருந்து 0.5 உயர்த்தி, 2.0 ஆக மாற்றியமைக்கப்படும்.

ii. அதேபோல் ஊக்க தளப்பரப்பு குறியீடும் (Premium FSI) உயர்த்தப்படும். கட்டட விதிமுறைகளில் இதற்கான மாற்றங்கள் செய்து 1.10.2018 முதல் இந்த மாற்றங்கள் நடைமுறைக்குவரும்.

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2. In the letter fourth read above, the Commissioner Town and Country Planning has sent the draft amendment proposal to Government considering the announcement made by the Hon'ble Chief Minister in para 2 above. To have 0.5 increase in the free FSI and subsequent increase in premium FSI also Commissioner of Town and Country Planning has sent draft amendment to Development Control Regulations 3(3), 4(3)C and 5(2)D.

3. The Government have examined the proposal of the Commissioner of Town and Country Planning and decided to accept the proposal with certain modification considering the issues such as the percapita land availability and present FSI norms in other Cities/Towns in Tamil Nadu other Indian cities and Global cities and the impact of lesser FSI on city from and housing for Low Income people.

4. As ordered in the G.O. 2nd read above, the Government direct the Commissioner of Town and Country Planning to vary DCR 3(3), 4(3) C, 5(2) D, 6 and 6B(2) by substituting the following:-

DCR 3 (3)

"5	Maximum Floor Space Index (FSI)	2.0	1.5	1.5	1.5"

DCR 4(3) C

"C	Maximum FSI	2.0 for residential development and 1.5 for other development

DCR 5(2) D

"D	Maximum FSI	2.0	2.0	3.25	3.25	3.25

DCR 6

Premium FSI over and above the normally allowable FSI shall be allowed, in any case not exceeding 1.0 for special buildings and group developments and not exceeding 1.62 for Multi-storied Building in specific areas which may be notified, on collection of at the rates as may be prescribed with the approval of the Government. The amount collected shall be kept in an appropriate account for utilising it for infrastructure development in that area as may be decided by the Government.

DCR 6B (2)

The permissible Premium Floor Space Index in the planning areas falling under the Directorate of Town and Country Planning is specified as follows:-

Sl. No	Road Width	Premium Floor Space Index (subject to the limits in regulation 6 of DCR (% of normally allowable FSI)
1.	18.0 meters and above (60' and above)	50%
2.	12.0 meters – below 18 meters (40'-below 60')	40%
3.	9.0 meters - below 12 meters (30' – below 40')	30%

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5. The above DCR amendments relating to increase in FSI and Premium FSI shall come into force from 1.10.2018. Increased FSI and Premium FSI shall not be applicable to the areas covered Coastal Regulation Zone and any such ecologically sensitive area as may be notified by the Government from time to time.

6. Therefore, the Government direct the Commissioner of Town and Country Planning to direct the all planning authorities to vary Development Control Regulations, as specified in para 4 above under sub- section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) read with Housing and Urban Development Notification No.II(2)/HOU/354/2009, published at page 220 of the Tamil Nadu Government Gazette, dated the 15th July 2009.

7. The Commissioner of town and Country Planning is directed to pursue action accordingly.

(By Order of the Governor)

S. Krishnan
Principal Secretary to Government

To
The Commissioner of Town and Country Planning, Chennai-2.
The Principal Secretary/Member Secretary,
Chennai Metropolitan Development Authority, Chennai-8
The Commissioner, Greater Chennai Corporation, Chennai – 3
The Additional Chief Secretary to Government,
Finance Department, Chennai-9
The Principal Secretary to Government,
Municipal Administration and Water Supply Department, Chennai-9
The Additional Chief Secretary to Government,
Rurual Development and Panchayat Raj Department, Chennai - 9
Copy to:
The Hon'ble Chief Minister's office, Chennai-9
The Secretary, Government of India,
The Deputy Secretary to Hon'ble Deputy
Chief Minister,Chennai-9.
The Senior Personal Assistant to Hon'ble Deputy
Chief Minister, Chennai-9.
The Principal Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai-9.
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// Forwarded by Order //

Section Officer.

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