Abstract

Urban Development – Chennai Metropolitan Development Authority – New Town Development Plan for Thirumazhisai Town – Intention to specify the delineated area as the site for a New Town Development under clause (c) of the sub section (1) of the section 10 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) – Notified.

Housing and Urban Development [UDI] Department

G.O(Ms.) No.209 **Dated:23.11.2022**

சுபகிருது வருடம், கார்த்திகை-7,
திருவள்ளுவர் ஆண்டு - 2053

Read:

1. G.O(Ms.)No.150, Housing and Urban Development [UD1] Department, dated 08.08.2022.

Read also:

2. From the Member Secretary, Chennai Metropolitan Development Authority Letter No.NT1/1431/2022, dated 18.08.2022.

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ORDER:

In the Government Order first read above, the Government have approved a separate rule namely the New Town Development Plan for Chennai Metropolitan Area (Preparation, Publication and Sanction) Rules, 2022 under section 18 and sub-section (1) and clauses (i) and (j) of sub section (2) of section 122 read with section 18 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

2. In the letter second read above, the Member Secretary, Chennai Metropolitan Development Authority has stated that, the area for development of the New Town at Thirumazhisai has been delineated by including the contiguous villages with reference to the proximity of major transport corridors i.e., ORR and the Bangalore NH 48 to ensure better connectivity to the existing city and efficient use of land considering the existing notified area by Tamil Nadu Housing Board.

3. He has also stated that, the 15th Finance Commission (FC) in its report for the year 2021-2022 to 2025-2026 has emphasized the importance of both rejuvenation of old cities as well as the setting up of new cities. An amount of Rs.8,000 crores have been recommended by the Commission for a performance-based challenge fund for the incubation of 8 new cities (i.e.) Rs.1,000 crores/city. Further, the development of a

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New Town in Thirumazhisai town has been proposed for funding under the 15th Finance Commission. A consultant has been formally engaged for certain limited components of the bid document to obtain financial assistance from MoHUA for the incubation of 8 new cities.

4. The Authority has ratified the action taken by the Chennai Metropolitan Development Authority in its Authority Resolution No.85/2022, dated 11.07.2022.

5. He has further stated that, there are 17 Villages included in the delineation of boundary for the proposed New Town at Thirumazhisai. The Tamil Nadu Housing Board had already proposed a satellite town near Thirumazhisai comprising the villages of Kuthambakkam, Parvatharajapuram, Narasingapuram, Chembarambakkam and Vellavedu of Poonamalle Taluk, Thiruvallur District during the year 1996. Tamil Nadu Housing Board had identified a total extent of 1694.98 acre lands for the development of the satellite town in the above villages and an award for the lands to an extent of 466.49 acre had been passed.

6. The Member Secretary, Chennai Metropolitan Development Authority has, therefore, requested the Government, to notify the intention to the Development of a New Town in Thirumazhisai.

7. The Government, after careful consideration of the above proposal of the Member Secretary, Chennai Metropolitan Development Authority have decided to declare the intention of the Government, to notify the 17 Villages included in the delineation of boundary for the proposed New Town at Thirumazhisai appended to this Government Order.

8. The appended Notification will be published in the Tamil Nadu Government Gazette.

9. The Collector of Tiruvallur District is directed to republish the Notification in the District Gazette.

10. The Director of Translation Chennai-9 is directed to arrange to have the Notification translated into Tamil and to forwarded the translation urgently to the Collector of Tiruvallur District under intimation to the Government.

(By Order of the Governor)

Hitesh Kumar S. Makwana,
Principal Secretary to Government.

To:-

1. The Works Manager,
   Government Central Press, Chennai-01.
2. The Member Secretary,
   Chennai Metropolitan Development Authority, Chennai – 08.

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3. The Director of Town and Country Planning, Chennai – 107.
4. The District Collector, Chennai District.
5. The District Collector, Tiruvallur District.
6. The Director of Translation, Chennai – 09.

Copy to:-

1. The Special Personal Assistant to Hon'ble Minister (Hg&UD), Chennai – 9.
2. The Private Secretary to Principal Secretary to Government, Housing and Urban Development Department, Chennai – 9.
3. Housing and Urban Development (OP1) Department, Chennai-9
4. Stock File / Spare Copy.

//Forwarded by Order//

23/11/2022

Section Officer.

23.11.2022

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APPENDIX.
NOTIFICATION.

In exercise of the powers conferred by clause (c) of the sub-section (1) of section 10 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby declares his intention to specify the following areas to be a site for Thirumazhisai New Town:-

Area forming the site for New Town
(Number and Name of Revenue Villages)

36. Thirumazhisai.
38. Madhavilagam.
16. Neduncheri.
37. Udayavarkoil.
43. Thukanampattu.
44. Ariamarndanallur.
14. Chembarambakkam.
12. Kuthambakkam.
16. Narasingapuram.
15. Parvatharajapuram.
17. Vellavedu.
41. Nazarathpettai.
42. Varadharajapuram.
18. Kilamanambedu.
35. Kolappancheri.
54. Palanjur.
34. Pidarithangal.

2. Any inhabitant or any local authority or institution in the above said areas, may submit any objection or suggestion in writing on the proposal to the Government within two months from the date of the publication of this Notification in the Tamil Nadu Government Gazette. The objections or suggestions, if any, which may be received within the said period will be taken into consideration before pursuing further action in terms of sub-section (4) of section 10 of the said Act. Objections or suggestions, in writing shall be addressed to the Principal Secretary to Government, Housing and Urban Development Department, Secretariat, Fort Saint George, Chennai-600 009.

Hitesh Kumar S. Makwana,
Principal Secretary to Government.

//True Copy//

23/11/2022
Section Officer.

23.11.2022

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