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,
திருவள்ளுவர் 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 05th 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//

5/2/19
SECTION OFFICER.

5/2/19

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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 4th 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 3rd 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 3rd November, 2018, a plot holder may apply even after the 3rd 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 4th 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 4th November, 2018 upto 3rd May, 2019	Application received from 4th May, 2019 upto 3rd November, 2019	Application received from 4th 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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Section Officer.

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