Abstract

Urban Development – Chennai Metropolitan Development Authority – New Town Development Plan for Chengalpattu Town – Intention to specify the delineated area as the site for a New Town Development under 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) – Notified.

Housing and Urban Development [UDI] Department

G.O(Ms.) No.210 **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 20.08.2022.

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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 Chengalpattu town forms part of Chengalpattu district which was carved out of erstwhile Kancheepuram district in 2019. Being a newly formed district, the administrative capacity building is under progress and hence there is great potential to develop the present node into an Urban Growth center by improving the existing Physical, Social and Economic Infrastructure. The preparation of Master Plan for Chengalpattu is also needed in due course owing to the Proposed Extension of Chennai Metropolitan Area boundary encompassing major portion of Chengalpattu district, thereby attracting population growth and shift in economic dynamics.

3. He has also stated that, a study was done for the purpose of delineation of planning area boundary for the proposed Chengalpattu New

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Town, that includes 60 villages from Chengalpattu, Thirukzhukundram and Thiruporur Taluk. The Authority has resolved to approve the preparation of New Town Plan for Chengalpattu by engaging a consultant.

4. He has further stated that, the total area included for the Master Plan for Chengalpattu is 136.25 Sq.km. The contiguous villages around the central core of Chengalpattu town, bounded by natural boundary of Palar river on the west, GST Road and Mahindra City/Singaperumal Koil on the North, several non-continuous hillocks on the east along with the New Administrative Headquarters on the south have been considered for delineation of planning area boundary. This will provide a comprehensive approach to redevelop the existing haphazard developments within the Town Centre; tap the potentialities of the upcoming new Residential, Commercial, Industrial and Institutional activities along the GST Road, Chengalpattu – Thiruporur Corridor and Chengalpattu – Walajabad Corridor; and regulate the sprawl of developments – owing to the limited availability of land filled with several physiological features that are to be conserved.

5. The Member Secretary, Chennai Metropolitan Development Authority has, therefore, requested the Government to approve the sketch showing the delineated area for the proposed New Town development and a project proposal along with the draft notification for the declaration of Government intention to specify the delineated area as the site for a New Town Development Area under Section 10(1) (c) of Town & Country Planning Act, 1971.

6. 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 60 Villages included in the delineation of boundary for the proposed New Town at Chengalpattu appended to this Government Order.

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

8. The Collector of Chengalpattu District is directed to republish the Notification in the District Gazette.

9. The Director of Translation, Chennai – 09 is directed to arrange to have the Notification translated into Tamil and to forward the translation urgently to the Collector of Chengalpattu District under intimation to the Government.

(By Order of the Governor)

Hithesh Kumar S. Makwana,
Principal Secretary to Government.

To:-

1. The Works Manager,
Government Central Press, Chennai-01.

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2. The Member Secretary,
   Chennai Metropolitan Development Authority, Chennai–08.
3. The Director of Town and Country Planning,
   Chennai – 107.
4. The District Collector, Chennai District.
5. The District Collector, Chengalpattu District.
6. The Director of Translation, Chennai – 09.

Copy to:-

1. The Special Personal Assistant to Hon'ble Minister (Hg&UD), Chennai – 09.
2. The Private Secretary to Principal Secretary to Government, Housing and Urban Development Department, Chennai – 09.
3. Housing and Urban Development (OP1) Department, Chennai-09
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 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 as the site for Chengalpattu New Town:-

Area forming the site for New Town

(Number and Name of Revenue Village)

24. Villiambakkam.
27. Chettipunyam.
62. Kachadimangalam.
63. Kondamangalam.
64. Thenmelpakkam.
28. Kongadu.
67. Kovilanthangal.
65. Anjur.
30. Edayankodumanthangal.
49. Patravakkam.
31. Kandalur.
35. Hanumanthai.
60. Karunilam.
45. Melameyyur.
70. Senneri.
46. Vallam.
46. Vallam R.F.
33. Pulipakkam.
51. Virapuram.
50. Kunnavakkam.
40. Irungundrapalli.
41. Vedanarayanapuram.
61. Singaperumalkoil.
42. Venbakkam.
36. Chengalpattu.
72. Porundavakkam.
32. Rajakulipettai.
53. Pareri.
25. Sastrambakkam.
48. Ammanambakkam.
66. Itchankaranai.
69. Thiruvadisoolam.
43. Alapakkam.
52. Thirutheri.
52. Tirutteri R.F.
34. Paranur.
34. Peranur Extn R.F.
68. Thenur.

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7.	Perunthandalam (Perumalthangal).
38.	Palaveli.
39.	Ozhalur.
29.	Athur.
26.	Venkatapuram.
44.	Hanumanthaputheri Extn. R.F.
15.	Sogandi.
7.	Kilavedu.
16.	Mosivakkam.
11.	Alagusamudram.
4.	Janakipuram.
10.	Pulleri.
9.	Thunjam.
18.	Ponvilainthakalathur.
5.	Thirumani.
5.	Thirumani Extn. R.F.
6.	Meleripakkam.
8.	Nemmeli.
8.	Nemmeli R.F Extn.
26.	Hanumanthapuram.
43.	Thandarai.
42.	Orathur.

2. Notice is hereby given that any inhabitant or any local authority or institution in the above said areas may, within two months from the date of publication of this Notification in the Tamil Nadu Government Gazette, submit any objection or suggestion in writing on the proposal to the Government and that any objection or suggestion received within the said period, will be considered by the Government. Objections or suggestions, if any should 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.

23.11.22

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