

Copy of:

Master Plan (Preparation, Publication and Sanction) Rules.

(G.O.Ms.No. 652, Rural Development and Local Administration, 8th April 1975.)

No. SRO A-219/75. – In exercise of the powers conferred by section 17 read with clause (i) of sub-section (2) of 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 rules:-

RULES.

1. Short title – These rules may be called “Master Plan (Preparation, Publication and Sanction) Rules”.

2. Definition. – In these rules, unless the context otherwise requires,-

- (i) “Act” means, the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972)
- (ii) “Section” means a section of the Act.
- (iii) “Local Area” means the area declared to be a local planning area under sub-section (4) of section 10 of the act.

3. Preparation of land and building use map – Within twelve months of the constitution of the local planning authority or within such further time as the Government may permit in this behalf the local planning authority shall prepare or adopt-

A land and building use map for the planning area as a whole drawn to a scale of not less than 1:20000 and for the different divisions or wards or blocks comprised in the area drawn to a scale of not less than 1:4000 showing thereon; the predominant land and building uses in the area under (i) residential, (ii) commercial, (iii) industrial, (iv) public and semi-public, (v) transport, (vi) services and utilities, (vii) recreation, (viii) agriculture and (ix) other uses including undeveloped areas water bodies, waste and rocky lands.’

4. Preparation of master plan – (1) As soon as may be, but within twelve months and the preparation of the present land and building use map or within such further time as the Government may permit, the local planning authority shall in consultation with the regional planning authority, local authorities concerned and the Director, prepare and submit to Government a draft master plan for the local areas or any part of it and other area or areas contiguous or adjacent to the local area as the Government may direct to be included in the plan.

(2) The draft master plan may provide for all or any of the matters specified in sub-section (2) of section 17 and shall be in the form of a report or reports and maps as may be specified by the Director.

5. Submission of draft plan for consent of Government – As soon as may be after the preparation of the draft master plan for the local area or any part of it but not later than the time prescribed for such preparation under rule 4 the local planning authority shall submit a copy of the draft master plan together with all enclosures to the Government through the Director, for obtaining consent of Government for the publication of notice of preparation of plan under section 24.

6. Consent of Government – (i) the Government shall, on receipt of the plan and in any case not later than two months, from the date of receipt of the plan either give their consent to the Local Planning Authority to the publication of notice under sub-section (1) of section 26, of preparation of master plan or may direct the local planning authority to make such modifications in the master plan as they think fit.’

(ii) Within three months after the return of the draft master plan from the Government or within such time as the Government may permit, the local planning authority shall make the modification if any, so directed by the Government and resubmit it through the Director.

(iii) The Government shall thereupon give their consent for the publication of notice under sub-section (1) of section 26, of the preparation of the draft master plan within one month from the date of receipt of the modified plan from the local planning authority.

7. Notice of preparation of master plan – (i) The local planning authority shall within fifteen days of the receipt of the consent of the Government under rule 6* publish a notice in Form 1 in the manner prescribed in rule 15, of the preparation of master plan inviting objections or from any person affected or interested in the plan, within the period mentioned in Form 1.

*Amended Vide G.O.Ms.No. 909, H&UD., Dt. 8.9.89.

AMENDMENTS

In rule 7,-

(a) in sub-rule (i) after the words within fifteen days of the receipt of the consent of the Government under rule 6” the words “or within such further time as the Government may permit” shall be added; and

Amendment published at page 234 of part III-Section 1 (a) of the T.N.G. Gazette Dt. 18.10.89.

7 (ii) Within thirty days of the publication of the draft master plan* the local planning authority shall send copies of the draft master plan with enclosures to the Director, the Chairman of the regional planning authority, the District Collectors

concerned, the heads of departments listed in annexure and to the State Town and Country Planning Board.

*Amended Vide G.O.Ms.No. 909, H&UD., Dt. 8.9.89.

AMENDMENTS

In rule 7,-

(b) In sub-rule (ii), after the words, “within thirty days of the publication of the draft Master Plan”, the words or within such further time as the Government may permit” shall be added;

Amendment published at page 234 of part III-Section 1 (a) of the T.N.G. Gazette Dt. 18.10.89.

8. Objection and suggestion to be sent to Director – After the expiry of the period mentioned in notice under rule 7 the local planning authority shall send in time a list of objections and suggestions received together with its remarks on the objections and suggestions so received in Form 2 to the Director for advice and the advice, if any, received from the Director shall be considered by the local planning authority.

9. Approval of the plan by local planning authority—(1) The local planning authority shall, as soon as possible and in any case not later than sixty days from the date of expiry of the period mentioned in the notice under rule 7 amended vide G.O.Ms.No. 909 H&UD. dt. 8.9.89 convene a meeting for considering approval of the draft master plan.

Amended vide G.O.Ms.No. 909 H&UD Dt. 8.9.89.

AMENDMENT

In rule 9, in sub-rule (1), after the words, “not later than sixty days from the date of expiry of the period mentioned in the notice under rule 7”, the words, “or within such further time as the Government may permit” shall be added:

Amendment published at Page 234 of Part III-Section 1 (a) of the T.N.G. Gazette Dt. 18.10.89.

(2) Before convening such a meeting, the local planning authority shall ensure that reasonable opportunity has been allowed for being heard to any person including representatives of Government departments and authorities who have made a request for being so heard.

(3) At the meeting convened under sub-rule (1) it shall consider the objections and suggestions received in writing and the oral representatives made and also the advice,

if any, received from the Director and then approve the plan with or without modifications as it deems necessary.

10. Submission of the draft master plan to the Government – (1) The draft master plan as passed at such meeting shall be submitted to the Government through the Director within three months Amended vide G.O.Ms.No. 909 H&UD, Dt.8.9.89 and shall be accompanied by eight copies of the modified plan with all enclosures.

Amended vide G.O.Ms.No. 909 H&UD Dt. 8.9.89.
AMENDMENT

In rule 10, in sub-rule (1), after the words, “within three months” the words “or within such further time as the Government may permit” shall be added; and

Amendment published at page 234 of Part III-Section 1 (a) of the T.N.G. Gazette Dt.18.10.89.

(2) (a) The fact of such submission shall be published by a notice in Form 3 on the Notice Board of the local planning authority.

(b) A copy of such notice shall also be sent to the District Collector concerned.

11. Approval of the master plan by the Government. – (1) As soon as may be but not later than three months from the date of receipt of the master plan from the local planning authority under rule 10 Amended vide G.O.Ms.No. 909 H&UD Dt.8.9.89 the Government shall either approve the master plan or shall approve it with such modifications as they may consider necessary or may return the master plan to the local planning authority to modify the plan or the prepare a fresh plan as directed.

Amended vide G.O.Ms.No. 909 H&UD Dt. 8.9.89.
AMENDMENT

In Rule 11, in sub-rule (1), after the words “not later than three months from the date of receipt of the Master Plan from the local planning authority under rule 10”. the words “or within such further as may be considered necessary” shall be added.

Amendment published at page 234 of Part III-Section 1 (a) of the T.N.G. Gazette dt.18.10.89.

(2) If the Government has ordered any material modification in the master plan, the local planning authority shall carry out such modifications and resubmit the plan within three months or within such time as the Government may permit.

(3) In case, the Government have ordered the preparation of a fresh plan, the local planning authority shall prepare a fresh plan in accordance with such directions as may be

given in this behalf and submit to Government after following the procedure and time limit prescribed in the rules.

(4) The Government shall accord approval to the plan and the approval so accorded shall be published by Government as provided in section 30.

12. Republication of notification under section 30 – Within one month of the publication of the notification under section 30 in the Tamil Nadu Government Gazette the local planning authority shall republish the same in the manner prescribed in rule 15.

13. Review of master plan – The procedure laid down in rules 7 to 12 shall apply in full to any review of master plan ordered by Government under clause (b) sub-section (2) of section 32.

Amended vide G.O.Ms.No. 303 H&UD Dt. 26.03.85
AMENDMENT

In the said rules, for rule 14, the following rule shall be substituted, namely:

“14. Variation or revocation of a Master Plan – (1) Government may vary or revoke a Master Plan under sub-section (4) of section 32 and any such variation or revocation shall be notified in the Tamil Nadu Government Gazette.

(2) Any variation or revocation of a Master Plan notified in the Tamil Nadu Government Gazette shall be republished in the manner prescribed under rule 15”.

Amendment published at page No. 160 of part III-Section 1 (a) of the Tamil Nadu Government Gazette Dt. 24.4.85.

15. Manner of republication of notices – All notification by the local planning authority and republication of notices relating to master plans published in the Tamil Nadu Government Gazette shall be republished:-

1. in the District Gazette concerned;
2. on the notice board of the office of the local planning authority;
3. on the notice board of the office of the District Collectors concerned;
4. on the notice board of the office of the Regional Deputy Directors;
5. on the notice board of the local authorities comprised in the area; and
6. in one or more leading daily newspapers circulating in the local planning area.

ANNEXURE.

List of Heads of Departments mentioned under Rule 7 (b)

1. Board of Revenue (Land Revenue, Settlement of Estates, Land Reforms and Transport).

2. Director of Health Services and Family Planning.
3. Director of Medical Education.
4. Director of Agriculture.
5. Director of Animal Husbandry
6. Commissioner for Milk Production and Livestock Development.
7. Registrar of Co-operative Societies.
8. Director of School Education.
9. Director of Collegiate Education.
10. Director of Technical Education.
11. Chief Engineers (General, Irrigation, Buildings, Highways and Rural Works and National Highways).
12. Director of Town and Country Planning.
13. Chief Conservator of Forests.
14. Director of Industries and Commerce.
15. Director of Rural Development.
16. Director of Archaeology.
17. Director of Fisheries.
18. Director of Statistics.
19. State Port Officer.
20. Transport Commissioner.
21. Inspector of Municipalities.

Autonomous Bodies

1. Tamil Nadu State Electricity Board.
2. Tamil Nadu State Housing Board.
3. Tamil Nadu Khadi and Village Industries Board.
4. Tamil Nadu Slum Clearance Board.
5. Tamil Nadu Water-supply and Drainage Board.

Central Government Ministries

1. Ministry of Defence, New Delhi.
2. Ministry of Railways, New Delhi.
3. Ministry of Civil Aviation, New Delhi.
4. Ministry of Transport and Communication, New Delhi.

FORM 1.

Notice of preparation of master plan under section 26 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).

(Under rule 7 of the Master Plan (Preparation, Publication and Sanction) Rules.)

The master plan prepared by the local planning authority for the local planning area is hereby published.

2. The master plan together with all enclosures may be inspected free of cost during office hours at the offices of the local planning authority. Copies of the plan are also available at the office of local planning authority for sale at the following prices.

3. Any person affected by the master plan may before communicate in writing or represent in person to the Chairman of the local planning authority any objection or suggestion relating thereto.

Local Planning Authority.

Dated:

FORM 2.

List of objections and suggestions, received in respect of draft Master Plan for local planning area.

(Under rule 8 of Master Plan (Preparation, Publication and Sanction Rules).

| Serial number | Date of receipt | Name of person making objections or suggestions | Nature of objections or suggestions | Recommendation of local planning authority. | Remarks. |
|---------------|-----------------|---|-------------------------------------|---|----------|
| (1) | (2) | (3) | (4) | (5) | (6) |
| | | | | | |

Local Planning Authority

FORM 3.

Notice of submission of draft master plan.

(Under rule 10 of the Master Plan (Preparation, Publication and Sanction) Rules).

It is hereby notified that the draft master plan approved by the local planning authority in its resolution No....., datedfor the area described in the schedule below has been submitted to the Government for approval through the Director of Town Planning on

THE SCHEDULE

Local Planning Authority

Office of the Local Planning Authority,

Dated:

/True Copy/



TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY PUBLISHED BY AUTHORITY

No. 246]

CHENNAI, TUESDAY, APRIL 26, 2022
Chithirai 13, Subakiruthu, Thiruvalluvar Aandu-2053

Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc.,
issued by Secretariat Departments.**

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

AMENDMENTS TO THE MASTER PLAN FOR CHENNAI METROPOLITAN PLANNING AREA (PREPARATION,
PUBLICATION AND APPROVAL) RULES, 1974.

[G.O. Ms. No. 68, Housing and Urban Development (UD-1), 26th April 2022,
சித்திரை 13, சுபகிருது, திருவள்ளூர் ஆண்டு-2053.]

No. SRO A-10(b)/2022.

In exercise of the powers conferred by section 17 read with clause (j) of sub-section (2) of 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 Master Plan for Chennai Metropolitan Planning Area (Preparation, Publication and Approval) Rules, 1974:-

AMENDMENTS.

In the said Rules,-

1. in rule 3, for the expression starting with “(vii) recreation” and ending with “rocky Lands”, the following expression shall be substituted, namely:-

“(vii) open space and recreation, (viii) agriculture, (ix) non urban and (x) other uses such as undeveloped areas, water bodies, waste and rocky lands. The map shall be prepared in Geographical Information System (GIS) platform or any other digital platform with geo-referencing.”;

2. to rule 3, as so amended, the following proviso shall be added, namely:-

“Provided that a present land and building use map shall be prepared before every revocation or modification of the Master Plan.”;

3. in rule 4, after sub-rule(ii), the following sub-rule shall be inserted, namely:-

“(iii) the Master Plan may also provide for all or any of the following matters namely:-

- a) the provision for a compatible 'Transit Oriented Development' (TOD) along major transport corridors integrating features such as pedestrianisation and cycling to reduce carbon footprint;
- b) the provision for preparation of Grid of Roads Plan to improve accessibility;
- c) the provision for Land Pooling Area Development Scheme (LPADS) with special development regulations;
- d) the provision for redevelopment of old areas within the Local Planning Area with special development regulations;
- e) the provision for 'Form Based Codes' (FBC) for specific areas as may be prescribed by the Government;
- f) the provision for climate resilience measures such as comprehensive macro and micro drainage plan, flood inundation & climate hazard mapping, disaster and risk management plan, plan for protection of eco sensitive areas, development of blue-green infrastructure, encouraging energy efficient development, prevention of pollution, reclamation of polluted lands (salt pans, hazardous landfills, other brownfields);
- g) the provision for tourism & water front development plan;
- h) the provision for water resource augmentation plan;
- i) the provision for solid waste management plan;
- j) the provision for heritage conservation plan;
- k) the provision for opportunities to all citizen to access facilities including housing, transportation, economy and community facilities, to ensure inclusivity and accessibility to urban services; and
- l) apply integrated land use and infrastructure planning principles that coordinate plans across key sectors, including but not limited to, economic development, public health, safety, energy and education.”;

4. in rule 8, in sub-rule (ii), after the expression “Heads of Department”, the expression “and Autonomous bodies”, shall be inserted;

5. in rule 15,-

(1) in item (iv), the expression “and” at the end shall be omitted;

(2) for item (v), the following item shall be substituted, namely:-

“(v) in one or more leading English and Tamil daily newspapers circulating in the local area; and”;

(3) after item (v), as so substituted, the following item shall be added, namely:-

“(vi) in the official website of the Authority.”;

6. for the Annexure, the following Annexure shall be substituted, namely:-

“ANNEXURE.

Heads of Departments and Autonomous bodies

[See rule 8(ii)]

1. Director, Agricultural Marketing and Agri Business
2. Chief Engineer, Agricultural Engineering
3. Director of Agriculture
4. Commissioner of Animal Husbandry and Veterinary
5. Commissioner of Archaeology
6. Commissioner of Archives and Historical Research
7. Superintendent, Aringnar Anna Government Hospital of Indian Medicine
8. Commissioner, Tamil Valarchi Valagam
9. Engineering in Chief, Building Organization PWD
10. Superintending Engineer, Buildings Maintenance and Construction Circle, PWD
11. Inspector General of Police, Coastal Security Group
12. Director, Directorate of Collegiate Education
13. Commissioner, Commercial Taxes Department
14. Commissioner of Rehabilitation and Welfare of Non Resident Tamils

15. Commissioner of Textiles
16. Commissioner of Police
17. Chief Engineer, Construction and Maintenance, Highways
18. Chief Engineer, Design Research and Construction Support PWD
19. Director of Industrial Safety and Health
20. Director of Matriculation Schools
21. Director of Social Welfare
22. Director General, Highways
23. Director General of Police
24. Member Secretary, Tamil Nadu Pollution Control Board
25. State Project Director, District Primary Education Programme
26. Commissioner, Department of Economics and Statistics
27. Director, Elementary Education
28. Director of Employment and Training
29. Director, Directorate of Fire and Rescue Service
30. Commissioner of Fisheries
31. Chief Conservator of Forest
32. Superintendent, General Stamp Office, Treasuries and Accounts
33. Director of Geology and Mining
34. Commissioner, Government Data Centre
35. Chief Engineer, Ground Water Circle, WRD
36. Director of Health Transport Department
37. Director of Horticulture and Plantation Crops
38. Commissioner, Industries and Commerce
39. Director, Institute of Labour Studies
40. Chief Engineer & Director, Institute of Water Studies
41. Commissioner of Land Administration
42. Commissioner of Land Reforms
43. Chairman, Madras Institute of Development Studies
44. Director, Medical and Rural Health Service
45. Director, Medical Education
46. Chief Engineer, Metro Highways
47. Director of Municipal Administration
48. Chief Engineer, National Highways, Highways
49. Chief Engineer, Plan Formulation (PWD)
50. SE, Planning and Design Circle and TNLA PWD
51. Chief Engineer, Planning Designs and Investigation wing, Highways
52. Chief Engineer, Project Wing, Highways
53. Engineer in Chief Public Works Department
54. Commissioner, Hindu Religious and Charitable Endowments Department
55. Inspector General Registration
56. Commissioner, Revenue Administration, Disaster Management and Mitigation
57. Director General of Rural Development and Panchayat Raj
58. Commissioner, School Education Directorate
59. Chief Engineer, State groundwater and Surface water
60. Member-Secretary, State Planning Commission
61. Commissioner, State Transport Authority
62. Director, Survey and Settlement
63. Project Director, Tamil Nadu Road Sector Project, Highways
64. Tamil Nadu Urban Development Project (TNUDP)

65. Director of Town and Country Planning
66. Director of Town Panchayats Commissioner (CTP)
67. Commissioner of Transport
68. Commissioner, Urban Land Ceiling and Urban Land Tax
69. Engineer in Chief, Water Resources Department
70. Managing Director, Chennai Metro Rail Limited
71. Managing Director, Chennai Water Supply & Sewerage Board
72. Commissioner, Greater Chennai Corporation
73. Chairman, Forest Plantation Corporation Ltd (TAFORN)
74. Managing Director, Tamil Nadu Industrial Development Corporation (TIDCO)
75. Managing Director, Industrial Guidance and Export Promotion Bureau
76. Managing Director, Industrial Investment Corporation (TIIC)
77. Managing Director, Metropolitan Transport Corporation (Chennai Division) Ltd
78. Chairman, Road Development Company Limited (TNRDC)
79. Chairman, State Industries Promotion Corporation (SIPCOT)
80. Director/Chief Executive Officer, Tamil Nadu e-Governance Agency (TNeGov)
81. Director, Statistics Department
82. Tamil Nadu Transport Development Finance Corporation Limited
83. Chairman, Small Industries Development Corporation (TANSIDCO)
84. Member-Secretary, Sports Development Authority of Tamil Nadu
85. Chairman, Tamil Nadu Adi Dravidar Housing and Development Corporation Limited (TAHDCO)
86. Chairman/Managing Director, Tamil Nadu Generation and Distribution Corporation Limited TANGEDCO (TNEB)
87. Managing Director, Tamil Nadu Housing Board
88. Chairman and Managing Director, Tamil Nadu Industrial Explosives Limited
89. Managing Director, Tamil Nadu Minerals Ltd (TAMIN)
90. Executive Director, Tamil Nadu Road Infrastructure Development Corporation
91. Director, Tamil Nadu Tourism Development Corporation Ltd. (TTDC)
92. Chairman *cum* Managing Director, Tamil Nadu Transmission Corporation Ltd (TANTRANSCO)
93. Chairman and Managing Director Tamil Nadu Urban Finance and Infrastructure Development Corporation (TUFIDCO)
94. Tamil Nadu Urban Habitat Development Board
95. Managing Director, Tamil Nadu Urban Infrastructure Financial Services Ltd. (TNUIFSL)
96. Managing Director, Tamil Nadu Water Supply and Drainage Board (TWAD)
97. Director, Public Health and Preventive Medicine
98. Managing Director, Tamil Nadu Medical Service Corporation
99. Managing Director, Aavin, (Tamil Nadu Milk Products Federation)
100. Registrar of Co-operative Societies
101. Director of Technical Education".

HITESH KUMAR S. MAKWANA,
Principal Secretary to Government.