



ABSTRACT

Urban Development - Chennai Metropolitan Development Authority - Draft Second Master Plan for Chennai Metropolitan Area 2026 – Approval of – Orders – Issued.

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HOUSING AND URBAN DEVELOPMENT ( UD I ) DEPARTMENT

G.O. (Ms.) No.190

Dated : 2.9.2008.

Read again :

1. G.O.(Ms.) No.331; Housing and Urban Development Department, dated 5.12.2006.
2. G.O.(Ms.) No.124, Housing and Urban Development Department, dated 30.3.2007.

Read :

3. From the Vice-Chairman, Chennai Metropolitan Development Authority, Chennai –8 Letter No. C1/ 24980/ 2006, dated 15.11.2007.
4. From the Vice-Chairman, Chennai Metropolitan Development Authority, Chennai –8, Letter No. C1/ 24980/ 2006, dated 28.2.2008.
5. From the Member Secretary, Chennai Metropolitan Development Authority, Chennai –8, D.O. Letter No.C1/ 24980/2006, dated 7.3.2008.
6. From the Commissioner of Town and Country Planning, Chennai–2, Letter. Roc. No. 5332/2008 MP1, dated 10.3.2008.
7. From the Vice-Chairman, Chennai Metropolitan Development Authority, Chennai –8 Lr.No.C1/24980/2006, dated 19.3.2008 and 10.4.2008.
8. G.O.(Ms.) No.131, Housing and Urban Development Department, dated 9.6.2008.

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ORDER :

In the G.O. second read above, Government have accorded consent to the Chennai Metropolitan Development Authority under section 24 (2) of the Tamil Nadu Town and Country Planning Act, 1971 for the publication of a notice under section 26 of the said Act for preparation of Draft Second Master Plan for Chennai Metropolitan Area 2026.

2. In his letter third read above, the Vice-Chairman, Chennai Metropolitan Development Authority has informed that the objections / suggestion on the Draft

Second Master Plan for Chennai Metropolitan Area 2026 received were examined with due public consultations at 14 places in Chennai Metropolitan Area. A workshop on draft Second Master Plan for Chennai Metropolitan Area 2026 was conducted on 29th and 30th August, 2007 as a culmination of the public consultation process, in which, the concerned Government Departments / Agencies, the experts in the field, academicians, etc. attended and gave their valuable suggestions. The issues were also examined by setting up seven committees sector wise. After a series of discussions with the Officials of Government Departments concerned and after examination of various issues, in his letter 3rd and 4th read above, the Vice Chairman, Chennai Metropolitan Development Authority has sent the Draft Second Master Plan for Chennai Metropolitan Area, 2026 in 3 volumes as below, together with the Maps therefor for approval of the Government as required under section 28 of the Tamil Nadu Town and Country Planning Act, 1971 :-

1. Visions, Strategies and action plans – Volume I
2. Development Regulations – Volume II
3. Sectoral Background – Volume III

In his letter sixth read above, the Commissioner of Town and Country Planning has recommended that the draft Second Master Plan for Chennai Metropolitan Area 2026 may be considered by the Government.

3. The Government, after careful examination of the draft Second Master Plan for Chennai Metropolitan Area 2026, have decided to approve the Draft Second Master Plan for Chennai Metropolitan Area 2026, subject to certain modifications. Accordingly, the Government approve the draft Second Master Plan for Chennai Metropolitan Area 2026, sent by the Vice-Chairman, Chennai Metropolitan Development Authority in his letter third and fourth read above, subject to the following modifications:-

- (i) Modification of Road width provision for schools upto Higher Secondary level :

In the Table (7) Institutional building under the Regulation No.25 in respect of minimum road width prescription, for the areas other than Continuous Building Areas, the words "provided that it shall be minimum

7.2 m. for schools upto higher secondary level and industrial training institutes " shall be added.

(ii) Deletion of Plot coverage provision for Special Building and Group Development :

Maximum plot coverage prescription in the draft Second Master Plan proposed in the Tables A, B & C under the sub regulation (3), and in the Table under the sub regulation (4), in the regulation no.26 relating to Special Buildings, and in the Table under the sub regulation (3) in the regulation no.27 relating to Group Developments shall be deleted (as there is no plot coverage prescription for special buildings and Group Developments in the Development Control Rules under the First Master Plan).

(iii) Modifications in provision of minimum plot width / frontage in areas other than Continuous Building Areas and residential in Economically Weaker Sections areas :

In the table under the sub regulation (3) in the regulation no.27 relating to Group Developments proposed in the draft Second Master Plan, prescription of minimum plot width / frontage in other areas within Chennai Metropolitan Area and residential in Economically Weaker Sections areas shall be reduced to 12 m. and 10 m. respectively (against the originally proposed 18 m. and 12 m.)

(iv) Modifications in the provision of prescription of number of dwelling units for the provision of Sewage Treatment Plant:

In the sub regulation (18) in the regulation no.26 for Special Buildings, in the sub regulation (18) in the regulation no.27 for Group Developments, and in the sub regulation (16) in the regulation no.28 for Multi Storeyed Buildings proposed in the draft Second Master Plan, relating to the prescription of Sewage Treatment Plants (STPs) in unsewered areas, for the words ' number of dwelling units exceeds 75 nos. or 3750 sq.m. of commercial area, the words ' number of dwelling units exceeds 50 nos. or 2500 sq.m. of commercial area' shall be substituted (considering the need to have Sewage Treatment Plants in such major developments exceeding the number stated above).

(v) Deletion of special areas prescribed for the commercial Multi Storeyed Buildings :

As the additional Floor Space Index (FSI) can be availed under the premium FSI provisions proposed in the draft Second Master Plan, higher FSI proposed for commercial buildings in special areas shall be deleted, and because of it

- (a) the prescription of special areas becomes infructuous / unwarranted; the regulation no.(2), under Annexure IX shall be deleted; and
  - (b) In the Table under the sub regulation (2) in the regulation no.28, for the Category II and Category III buildings, with maximum plot coverage 30%, above 30%, upto 40%, above 40%, upto 50%, the maximum FSI shall stand corrected to 2.50, 2.25 & 2.00 respectively.
- (vi) The rail link connecting Vandalur Railway Station and ORR as indicated in the Map of Vandalur Village – MP II / Chennai Metropolitan Area (VP) – 246/2008 in the Draft Second Master Plan shall stand deleted.
- (vii) The permissible FSI in respect of Hospital Buildings shall be additionally 0.25 over and above the normally permissible FSI.
- (viii) Certain lands in Vellanur, Sirukalathur, Nedunkundram, Vengambakkam, Solinganallur Panchayat, Sithalapakkam, Pallikaranai, Poonthandalam, Palanthadalam, Kavanur and Nandambakkam Villages, excluding water bodies in Government lands, Public Roads and those already zoned for higher order uses as detailed in Govt. Lr.No.28099/ UD I/2007-9, dated 2.9.2008 shall be classified as Primary Residential use zone in the Master Plan Maps of the concerned villages.

Modification to Height of the Buildings:

- (ix) In the Table under Development Regulations No.28(2) against Sl.No.F, the existing entries in column 5 shall be substituted by the following:

"60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary"

- x) In Annexure XIII, Regulation No.5 relating to height, for the existing words and figures, the following shall be substituted:

"Height: (a) For non-multi storeyed Buildings, it shall be in conformity with the requirements prescribed in the respective Development Regulations.

(b) For Multi Storeyed Buildings, maximum permissible height shall be 60 metres where the width of the abutting road is minimum 18 metres, and exceeding 60 metres where the width of abutting road is minimum 30.5 metres, subject to such conditions as may be necessary.

Development charge shall be at double the normally leviable rate for the part of the building, which falls in the height exceeding 1.5 times the width of the abutting road.

- 4 The Member Secretary, Chennai Metropolitan Development Authority is directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

R. SELLAMUTHU  
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8.

The Commissioner of Town and Country Planning, Chennai-2.

The Commissioner, Corporation of Chennai, Chennai-3.

Copy to: The Chief Minister's Office, Chennai-9.


The Senior PA to Minister (Information.), Chennai - 9.

The Public (SC) Department, Chennai-9.

All Departments of Secretariat.

SF/SC

// FORWARDED / BY ORDER //

  
SECTION OFFICER.