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GOVERNMENT GAZETTE  
EXTRAORDINARY PUBLISHED BY AUTHORITY**

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**Part III—Section 1(a)**

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

**NOTIFICATIONS BY GOVERNMENT**

**HOUSING AND URBAN DEVELOPMENT DEPARTMENT**

THE NEW TOWN DEVELOPMENT PLAN FOR CHENNAI METROPOLITAN PLANNING AREA (PREPARATION,  
PUBLICATION AND SANCTION) RULES, 2022

[G.O.Ms.No.150, Housing and Urban Development (UD1), 8th August 2022,  
ஆடி 23, சுபகிருது, திருவள்ளுவர் ஆண்டு-2053]

**No. SRO A-12(d)/2022**

In exercise of the powers conferred by 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), the Governor of Tamil Nadu hereby makes the following rules :—

**RULES.**

**1. Short title.**— These rules may be called the New Town Development Plan for Chennai Metropolitan Planning Area (Preparation, Publication and Sanction) Rules, 2022.

**2. Definitions.**— In these rules, unless the context otherwise requires,—

- (1) "Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) ;
- (2) "Authority" means the Chennai Metropolitan Development Authority established under sub-section (1) section 9-A of the Act;
- (3) "New Town Area" means the area declared to be a New Town Planning Area under sub-section (4) of section 10;
- (4) "Section" means a section of the Act.
- (5) Words and expressions used in these rules, but not defined shall have the same meaning assigned to them in section 2 of the Act.

**3. Preparation of land and building use map.**—The Authority shall within twelve months of the declaration of the site for a new town under the development plan prepared by the Metropolitan Development Authority or within such further time as the Government may permit in this behalf, prepare or adopt a land and building use map for the New Town Area as a whole, drawn to a scale of not less than 1 : 20,000 and for the different division or wards or blocks comprised in the area drawn to a scale of not less than 1 : 4,000 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) 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.

**4. Preparation of New Town Development Plan.**— (1) As soon as may be, but within twelve months of the preparation of the present land and building map or, within such further time as the Government may permit, the Authority shall, after consulting the local authorities within its local area, prepare and submit to the Government a New Town Development Plan for the New Town Areas or any part of it.

*Explanation.*— For the purpose of consultation as required in sub-rule(1), an intimation to the local authority concerned that the Authority has taken up the preparation of New Town Development Plan for the area within the jurisdiction of the local authority and requesting it to send suggestions, if any, in that regard will be deemed to be sufficient consultation.

- (2) The New Town Development 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 Government.
- (3) The New Town Development 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 foot print;
  - (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 and 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 brown fields);
  - (g) the provision for tourism and 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.

**5. Time limit for sending suggestions by local authorities.—**

The local authority concerned shall send its suggestions, if any, within sixty days of the intimation sent to it, which shall be considered by the Authority.

**6. Submission of plan for consent of Government.**— As soon as may be, after the preparation of the New Town Development Plan for the New Town Area or any part of it, but not later than the time prescribed for such preparation under rule 4, the Authority shall submit a copy of the New Town Development Plan together with enclosures to the Government for obtaining consent of the Government for publication of notice of preparation of plan under section 24.

**7. Consent of Government.**— (1) 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 Authority for publication of notice under sub-section (1) of section 26 for the preparation of New Town Development Plan or may direct the Authority to make such modifications in the New Town Development Plan, as they think fit.

(2) The Authority shall make the modification, if any, so directed by the Government and resubmit it to the Government within two months, after the return of the New Town Development Plan from the Government or within such time as the Government may permit.

(3) The Government shall, thereupon, give their consent to the Authority for the publication of notice under sub-section (1) of section 26 for the preparation of the New Town Development Plan within one month from the date of receipt of the modified plan from the Authority.

**8. Notice of preparation of New Town Development Plan.—**

(1) The Authority shall, within fifteen days from the date of the receipt of the consent of the Government under rule 7, for the plan prepared under rule 4, publish a notice in Form I in the manner prescribed in rule 14, for the preparation of New Town Development Plan, inviting objections or suggestions in writing from any person affected or interested in the plan within a period of sixty days from the date of publication of the notice.

(2) Within thirty days from the date of publication of the New Town Development Plan, the Authority shall send copies of the New Town Development Plan with enclosures to the District Collectors concerned, the Heads of Departments and the autonomous bodies listed in the Annexure and to the State Town and Country Planning Board.

**9. Approval of the New Town Development Plan by Authority.-** (1) The 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 8, convene a meeting for considering approval of the New Town Development Plan.

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

(3) At the meeting convened under sub-rule (1), the Authority shall consider the objections and suggestions received, as in Form II, and then approve the plan with or without modifications as it deems necessary.

**10. Submission of New Town Development Plan to the Government.—** (1) The New Town Development Plan as approved at the meeting referred to in sub-rule (3) of rule 9 shall be submitted to the Government within thirty days of its approval and shall be accompanied by eight copies of the plan with enclosures.

(2) The fact of such submission shall be published by a notice in Form III on the Notice Board of the Authority.

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

**11. Approval of the New Town Development Plan by the Government.—** (1) As soon as may be, but not later than two months from the date of receipt of the New Town Development Plan from the Authority under rule 10, the Government shall, after consulting the Director either approve the New Town Development Plan or shall approve it with such modifications as they may consider necessary or may return the New Town Development Plan to the Authority to modify the plan or to prepare a fresh plan as directed.

(2) If the Government has ordered any material modification in the New Town Development Plan, the Authority shall carry out such modifications and resubmit the plan within two months or within such time as the Government may specify in this behalf, whichever is earlier.

(3) In case, the Government have ordered the preparation of a fresh New Town Development Plan, the Authority shall prepare a fresh plan in accordance with such directions as may be given in this behalf and submit to the Government after following the procedure and time limit prescribed under these rules.

**12. Republication of notification under section 30.—** Within one month from the date of publication of the notification under section 30 in the *Tamil Nadu Government Gazette*, the Authority shall republish the same in the manner prescribed in rule 14.

**13. Variation or revocation of New Town Development Plan,-**(1) The Government shall publish a draft of the notification proposed to be issued by them under sub-section (4) of section 32-

(a) in the *Tamil Nadu Government Gazette*;

(b) in case the whole or any portion of the area included in the plan is situated in any district outside the city of Chennai also, in the *District Gazette* concerned.

(2) The Government shall also communicate copies of the draft notification to the Authority, Municipal Council as well as to every local authority within whose limits any portion of the area included in the New Town Development Plan is situated. The Authority shall, within ten days from the date of receipt of copy of the draft notification, re-publish it in the manner prescribed under rule 14.

**14. Manner of republication of notices.-** All notifications by Authority and re-publication of notices relating to New Town Development Plans published in the *Tamil Nadu Government Gazette*, shall be re-published,—

- (i) in the *District Gazette* concerned;
- (ii) on the notice board of the Authority;
- (iii) on the notice board of the office of the District Collectors concerned;
- (iv) on the notice board of the office of local authorities comprised in the area ;
- (v) in one or more leading English and Tamil daily newspapers circulating in the local area; and
- (vi) in the official website of the Authority.

## ANNEXURE.

**Heads of Departments and Autonomous Bodies***[See rule 8(2)]*

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 of Registration
56. Commissioner, Revenue Administration, Disaster Management and Mitigation
57. Director of Rural Development and Panchayat Raj
58. Commissioner of School Education
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 (TAFCON)
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

## FORM I

[See rule 8(1)]

**Notice of preparation of New Town Development Plan.**

The New Town Development Plan prepared by the Chennai Metropolitan Development Authority for the New Town Development Area is hereby published.

2. The New Town Development Plan together with all enclosures may be inspected free of cost during office hours at the office of the Chennai Metropolitan Development Authority. Copies of the plan are also available at the offices of the Chennai Metropolitan Development Authority for sale at a price fixed by the Authority.

3. Any person affected by the New Town Development Plan, within sixty days of the publication of this notice communicate in writing or represent in person, to the Member Secretary of the Chennai Metropolitan Development Authority any objection or suggestion relating thereto.

Dated:

Chennai Metropolitan Development Authority.

## FORM II

[See rule 9(3)]

**List of objections and suggestions received in respect of New Town Development Plan for New Town Development Area.**

Serial Number	Date of receipt.	Name of person making objection or suggestion.	Nature of objections or suggestions.	Recommendation of the Chennai Metropolitan Development Authority.	Remarks
(1)	(2)	(3)	(4)	(5)	(6)

Chennai Metropolitan Development Authority.

Office of the Chennai Metropolitan Development Authority.

Dated :

## FORM III

[See rule 10(2)]

**Notice of submission of New Town Development Plan.**

It is hereby notified that the New Town Development Plan approved by the Chennai Metropolitan Development Authority in its resolution No. ...., dated..... for the area described in the Schedule below has been submitted to the Government for their approval on .....

THE SCHEDULE

Chennai Metropolitan Development Authority.

Office of the Chennai Metropolitan Development Authority.

Dated :

HITESH KUMAR S. MAKWANA,  
Principal Secretary to Government.