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Notifications of interest to the General Public
issued by Heads of Departments, Etc.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

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NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

GENERAL NOTIFICATIONS

Confirmation of Comprehensive Variation to the Perumalpuram Extension D.D. Plan No. 10 of Tirunelveli Local Planning Authority.

(Roc. No. 1612/2015/DP1)

No.VI(1)/327/2017.

1. In exercise of the powers conferred under Section 33(2) of Town and Country Planning Act, 1971 the Commissioner of Town and Country Planning Proceeding Roc. No.1612/2015/DP1, dated: 9-10-17 is hereby confirms the individual draft variation for "Conversion of School & Play Ground use into Residential use in Melapalayam Ward, Ward-BP, Block - 36, T.S.No. 58/2A, 2B, (Kulavanigarapuram Village - Rs.No: 657/1A1 Part)-Extent:3066 sqm. to the "Comprehensive Variation Confirmed Perumalpuram Extension D.D.Plan No. 10 of Tirunelveli Local Planning Authority, which was draft varied by the Commissioner of Town and Country Planning Proceeding Roc. No. 1612/2015/DP1, dated: 05-01-2017 under Section 33(1) and the notification was published in *Tamil Nadu Government Gazette* No. 4, Part VI—Section 1, Page No.35, dated: 25-01-2017 Publication No.VI(1)/32/2017.

2. Since no objections and suggestions were received on this individual draft variation notification within the stipulated time, the same are hereby confirmed and ordered as below:-

CONFIRMATION OF VARIATION

1. Whenever the expression D.D.Plan Map No:5 DDP(v)/DTCP No.24/2001 occurs, the expression DDP (V)/DTCP No:8/2016 shall be added at the end and to be read with.

2. In the Schedule IV (Form No.7) Sl.No.5, 2nd Column R.S.No. 657/1 part shall be deleted and substituted as R.S. No. 657/1 part (Excluding R.S.No. 657/1A1 Block-36, T.S.No.58/2A, 2B).

3. This draft variation made enforceable from the date of publication in *Tamil Nadu Government Gazette*.

Chennai-600 002,
9th October 2017.

BEELA RAJESH,
Commissioner of Town and Country Planning.

Variation to the Approved Second Master Plan for the Chennai Metropolitan Area, 2026.

(ந.க. எண் 992/2017/எடீ)

No.VI(1)/328/2017.

In exercise of the powers conferred by sub-section (4) of Section 32 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 variation to the Second Master Plan for the Chennai Metropolitan Area, 2026, approved under the said Act and Published with the Housing and Urban Development Department Notification No.II(2)/HOU/386/(e)/2008 of Part II—Section 2 of the *Tamil Nadu Government Gazette* Extraordinary, dated the 2nd September 2008.

VARIATION

In the said Master Plan, in the Development Regulation for Chennai Metropolitan Area, 2026.

1. In regulation 25, under the heading "Table (1) Ordinary Residential Buildings and other small developments"-

(i) the paragraph against "Note", in paragraph (ii), the following shall be substituted namely:-

(ii) In cases of Residential or predominantly residential developments,-

Sl. No.	Description	Plinth area Individual Dwelling Unit	Additional Floor Space Index
1	Economic Weaker Section (EWS)	Up to 40 Sq.m.	50%
2	Low Income Group (LIG)	Above 40 sq.m and upto 60 sq.m	30%
3	Middle Income Group (MIG)	Above 60 sq.m and upto 70 sq.m	15%

2. in regulation No. 26, in sub-regulation (3); (i) in the "Note", under the Table A, after the paragraph (ii), the following shall be substituted, namely:-

(iii) In cases of Residential or predominantly residential developments, - Size of dwelling units against each category and eligible additional FSI shall be as follows:-

<i>Sl. No.</i>	<i>Description</i>	<i>Plinth area Individual Dwelling Unit</i>	<i>Additional Floor Space Index</i>
1	Economic Weaker Section (EWS)	Up to 40 Sq.m.	50%
2	Low Income Group (LIG)	Above 40 sq.m and upto 60 sq.m	30%
3	Middle Income Group (MIG)	Above 60 sq.m and upto 70 sq.m	15%

(ii) In the "Note" under the Table B,- after the paragraph (ii) the following shall be substituted, namely:-

(iii) In cases of Residential or predominantly residential developments, - Size of dwelling units against each category and eligible additional FSI shall be as follows:-

<i>Sl No.</i>	<i>Description</i>	<i>Plinth area Individual Dwelling Unit</i>	<i>Additional Floor Space Index</i>
1	Economic Weaker Section (EWS)	Up to 40 Sq.m.	50%
2	Low Income Group (LIG)	Above 40 sq.m and upto 60 sq.m	30%
3	Middle Income Group (MIG)	Above 60 sq.m and upto 70 sq.m	15%

(ii) In the "Note", under Table C, - after the paragraph (ii), the following shall be substituted, namely:-

(iii) In cases of Residential or predominantly residential developments,- Size of dwelling units against each category and eligible additional FSI shall be as follows:-

<i>Sl. No.</i>	<i>Description</i>	<i>Plinth area Individual Dwelling Unit</i>	<i>Additional Floor Space Index</i>
1	Economic Weaker Section (EWS)	Up to 40 Sq.m.	50%
2	Low Income Group (LIG)	Above 40 sq.m and upto 60 sq.m	30%
3	Middle Income Group (MIG)	Above 60 sq.m and upto 70 sq.m	15%

3. In regulation 27,- in sub-regulation (3), in the "Note", after the paragraph (i), the following shall be substituted namely:-

(ii) In case of residential or predominantly residential development, -Size of dwelling units against each category and eligible additional FSI shall be as follows:-

Sl. No.	Description	Plinth area Individual Dwelling Unit	Additional Floor Space Index
1	Economic Weaker Section (EWS)	Upto 40 Sq.m.	50%
2	Low Income Group (LIG)	Above 40 sq.m and upto 60 sq.m	30%
3	Middle Income Group (MIG)	Above 60 sq.m and upto 70 sq.m	15%

4. In regulation 28, in sub-regulation (2), in the table, for the SI No. E and entries relating thereto, the following shall be substituted namely :-

Sl. No.	Description	Category I (a)	Category I (b)	Category II and Category III
E	Maximum coverage			
	(a) Normally allowable	30%	30%	30% Above 30% upto 40%
	(b) Allowable for EWS /LIG/ MIG Housing Developments	40%	40%	40% Above 40% upto 50%

(iv) In the "Note", after paragraph (V) the following shall be substituted namely:-

(vi) In cases of residential or predominately residential developments,-

Sl. No.	Description	Plinth area Individual Dwelling Unit	Additional Floor Space Index
1	Economic Weaker Section (EWS)	Upto 40 Sq.m.	50%
2	Low Income Group (LIG)	Above 40 sq.m and upto 60 sq.m	30%
3	Middle Income Group (MIG)	Above 60 sq.m and upto 70 sq.m	15%

Thiruthani,
26th October 2017.

ச. முருகேசன்,
Commissioner,
Thiruthani Municipality.

Variation to the Approved Second Master Plan for the Chennai Metropolitan Area 2026 of Chennai Metropolitan Development Authority for Chennai Metropolitan Area Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District.

(Letter No.R1/15225/16-1)

No.VI(1)/329/2017.

In exercise of the powers delegated by the Government of Tamil Nadu in G.O. Ms. No. 419, Housing and Urban Development Department, dated 1st June 1984 Under Section 91 (2) of the Tamil Nadu Town and Country Planning Act, 1971 the Member-Secretary, Chennai Metropolitan Development Authority hereby makes the following variation under Sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of

1972) to the Second Master Plan for Chennai Metropolitan Area 2026, approved in G.O.(Ms) No.190, Housing & Urban Development (UDI) Department, dated 02-09-2008 and published as per G.O. (Ms) No.191, Housing & Urban Development (UD I) Department, dated 02-09-2008, as Housing and Urban Development Department Notification in No. 266 Part II—Section 2 of the *Tamil Nadu Government Gazette*, dated the 2nd September 2008.

VARIATION

In the said Second Master Plan in Development Regulations, in Regulation No.12(2) the following shall be added:-

(2) The expression “Map P.P.D. / M.P II (V) No. 24/2017”

to be read with “Map No: MP-II/CMA (VP) 211/2008”

EXPLANATORY NOTE

(This is not part of variation. It intends to bring out the purport)

S. Nos. 87/1A1 & 1A2, 108/8, 109/2B, 109/4A & 4B, 110/4B and 114/6, 7, 8B & 9C of Naduveerapattu Village, Sriperumbudur Taluk, Kancheepuram District, Kundrathur Panchayat Union Limit **classified as “Agricultural Use Zone” is now reclassified as “Primary Residential Use Zone”**.

Chennai 600 008,
27th October 2017.

C. VIJAYARAJ KUMAR,
Member-Secretary,
Chennai Metropolitan Development Authority.