



TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 51]

CHENNAI, WEDNESDAY, DECEMBER 19, 2018
Margazhi 4, Vilambi, Thiruvalluvar Aandu – 2049

Part VI—Section 1

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

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

CONTENTS

	<i>Pages.</i>
GENERAL NOTIFICATIONS	
Variations to the Approved Navalpattu New Town Development Plan	390
Variations to the New Town Development Plan of the Hosur New Town Development Area, etc.	390-391
Variation to the Approved Second Master Plan for the Chennai Metropolitan Area, 2026 under the Tamil Nadu Town and Country Planning Act	391-392
JUDICIAL NOTIFICATIONS	
Constitution of a District Munsif Court at Anthiyur by shifting the existing I Additional District Munsif Court, Bhavani in Erode District	393
Notification for Re-Designation of Courts at Bhavani in Erode District.. .. .	393
Constitution of a District Munsif-cum-Judicial Magistrate Court at Srirangam in Tiruchirappalli District	394
Constitution of a District Munsif-cum-Judicial Magistrate Court at Aravakurichi in Karur District ..	394-395

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

GENERAL NOTIFICATIONS

Variations to the Approved Navalpattu New Town Development Plan

(Roc. No. 1008/2016TR2)

[G.O.(2D) No.136, Housing and Urban Development [UD4(1)] Department, dated, 28-09-2018.]

No.VI(1)/445/2018.

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) and in exercise of power conferred by the G.O.Ms.No.94, Housing and Urban Development [UD4(1)] Department, dated 12-06-2009 which has been published in the *Tamil Nadu Government Gazette* No.27 Part II—Section 2, page No.228 dated 15-07-2009. The following variations are made to the Navalpattu New Town Development Plan approved under the said Act, in G.O.Ms.No.180, H&UD [UD4(2)] dated 19-07-2006 and published in the Housing and Urban Development Notification No.II(2)/HOU/700/2010 and published in Part II—Section 2, Page No.300, 301 of the *Tamil Nadu Government Gazette*, dated 6th September 2006.

VARIATIONS

In the said New Town Development Plan in the “**LAND USE SCHEDULE**” under the heading **GUNDUR VILLAGE**.

(i) under the sub-heading Use Zone against the entry “**Mixed Residential**” for the expression 29 to 31 the following entry 29, 30, 31pt (except 31/1Apt) shall be substituted.

(ii) under the sub-heading Use Zone against the entry “**Water Bodies**” for the expression 402 to 409 the following entry 402, 403pt, 404pt, 407 to 409 (except 403/2A, 2B, 3, 4, 5A, 5B, 7pt, 404/2A) shall be substituted.

(iii) under the sub-heading Use Zone against the entry “**Commercial**” before the expression 46pt the following expression 31pt (31/1Apt) shall be added.

(iv) under the sub-heading Use Zone against the entry “**Commercial**” after the expression 388pt, 403pt, 404pt (403/2A, 403/2Bpt, 403/3, 403/4, 403/5A, 403/5B, 404/2Apt) shall be added.

(v) under the sub-heading Use Zone against the entry “**Public and Semi Public**” against the expression “Nil” the following expression 403pt, 404pt (403/2Bpt, 403/7pt, 404/2Apt) shall be added.

Tiruchirappalli,
11th December 2018.

R. NAGESWARAN,
Member-Secretary/Assistant Director,
Navalpattu New Town Development Authority.

Variations to the New Town Development Plan of the Hosur New Town Development Area.

(Roc. No.488/2017/HNTDA)

[G.O.Ms.No. 6, Housing and Urban Development [(UD IV-1)] Department, dated 18th January 2018.]

No.VI(1)/446/2018.

No.II(2)/HOU/314/2017.—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 variations to the New Town Development Plan of the Hosur New Town Development Area approved under this said Act and Published in the Housing and Urban Development Department Notification No.II(2)/HOU/2861/84 at page 447 of Part II—Section 2 of the *Tamil Nadu Government Gazette*, dated the 23rd May 1984.

VARIATIONS

In the said Hosur New Town Development Plan under the heading “General Commercial Use Zone” in Moranapalli Village, Perandapalli Panchayat the expression S.F.Nos.360/2A, 361/3A2 and 361/3A5 with an extent of 3.26 Acres (1.32.0 Hectare) shall be added.

Under the heading, Agricultural Use Zone (Dry) in Moranapalli Village, Perandapalli Panchayat the expression S.F.Nos.360/2A, 361/3A2 and 361/3A5 with an extent of 3.26 Acres (1.32.0 Hectare) shall be deleted.

Hosur,
13th December 2018.

R. VAZHAVANTHAN,
Member-Secretary (In-Charge),
Hosur New Town Development Authority.

Variations to the New Town Development Plan of the Hosur New Town Development Area.

(Roc No.1107/2017/HNTDA)

[G.O.Ms.(2D) No.14, Housing and Urban Development (UD IV-1) Department, dated 7th February 2018.]

No.VI(1)/447/2018.

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) and in exercise of the powers conferred by the Government Order M.S.No.94, Housing and Urban Development [UD IV-1] Department, dated 12th June 2009, which has been published in the *Tamil Nadu Government Gazette*, Issue No.27, Part II—Section 2, Page No.228, dated 15th July 2009, the following variations to the New Town Development Plan of the Hosur New Town Development area consented under this said Act and published in the Housing and Urban Development Department Notification No. 12 at Page No.159,160 of Part VI—Section 1, *Tamil Nadu Government Gazette*, dated the 26th March 2003.

VARIATIONS

In the said Hosur New Town Development Plan under the Heading “General Industrial Use Zone” in Mathigiri Village at the Expression of S.F.Nos. 473/1B, 474/1A, 475/1B, 475/1D, 476/2, 477/2, 477/3, 478/1, 478/3, 479/1 and 479/2 with an extent of 11.00 Acres (4.44.92 Hectares) shall be added.

Under the heading “Primary Residential Use Zone” in Mathigiri Village at the Expression of S.F.Nos 473/1B, 474/1A, 475/1B, 475/1D, 476/2, 477/2, 477/3, 478/1, 478/3, 479/1 and 479/2 with an extent of 11.00 Acres (4.44.92 Hectares) shall be deleted.

Hosur,
13th December 2018.

P. YOGARAJA,
Member-Secretary (In-Charge),
Hosur New Town Development Authority.

Variation to the Approved Second Master Plan for the Chennai Metropolitan Area, 2026 under the Tamil Nadu Town and Country Planning Act

(Letter No. PRD/10631/2018)

[1. Government Order in G.O.(Ms) No.147, H&UD Department, dated 26-10-2018.]

[2. Government Order in G.O.(Ms) No.152, H&UD Department, dated 1-11-2018.]

No.VI(1)/448/2018.

In exercise of powers delegated by the Government of Tamil Nadu in G.O.Ms. No. 94 H&UD Department, dated 12-6-2009, under Section 91 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Member-Secretary, Chennai Metropolitan Development authority hereby makes following variation under sub-section (4) of Section 32 of the Tamil Nadu Town & 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 2nd September 2008 lethargic.

VARIATION

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

1. In Development Regulation 25 in Table (1) –

Against SI.No.E - Maximum FSI, for the expression 1.5, 1.5, 1.5, 1.5 in columns 3, 4, 5a and 5b, the expression ‘2.0, 2.0, 2.0 and 2.0’ shall respectively be substituted.

2. In Development Regulation 26 in Table A -

Against Maximum FSI, for the expression “1.5”, the expression ‘2’ shall be substituted.

3. In Development Regulation 26 in Table B -

Against Maximum FSI, for the expressions “1.5, 1.5, 1.5”, the expression “2.0, 2.0, and 2.0” shall respectively be substituted.

4. In Development Regulation 26 in Table C-

5. Against Maximum FSI, for the expression “1.5”, the expression ‘2’ shall be substituted.

6. In Development Regulation 27 in Table (3) -

Against SI.No.D - Maximum FSI for the expression “1.5” in columns 3, 4, 5a and 5b, the expression ‘2.0 for Residential Development and 1.5 for other development’ shall be substituted.

7. In Development Regulation 28 (2) (D) -

Against SI.No.D - Maximum FSI, for the expression 1.5, 1.75, 2.5, 2.25, and 2.0, the expression 2.0, 2.0, 3.25, 3.25 and 3.25 for Residential Buildings and 1.5, 1.75, 2.5, 2.25 and 2.0 for Commercial Buildings shall respectively be substituted.

8. In Development Regulation 36 the paragraph under the heading “Premium FSI” shall be substituted with the following paragraph:-

“The Authority may allow Premium FSI over and above the normally allowable FSI subject to a maximum of 1.62 relating the same to the Road with parameters as follows:-

<i>Sl.No.</i>	<i>Road Width</i>	<i>Premium FSI (% of normally allowable FSI)</i>
1.	18.0 m and above (60' and above)	50%
2.	12.0 m – below 18.0 m (40' - below 60')	40%
3.	9.0 m – below 12.0 m (30' - below 40')	30%

The Premium FSI shall be allowed in specific areas as may be notified, subject to Guidelines and on collection of charge at the rates as may be prescribed by the Authority with the approval of the Government. The amount collected towards the award of Premium FSI shall be remitted into Government Account to be allotted separately for this purpose for utilizing it for infrastructure development in that area as may be decided by the Government.”

9. In Development Regulation for “Guidelines for the Premium FSI ”

(i) The Table under para (i) shall be substituted, namely:-

<i>Sl.No.</i>	<i>Road Width</i>	<i>Premium FSI (% of normally allowable FSI)</i>
1.	18.0 m and above (60' and above)	50%
2.	12.0 m – below 18.0 m (40' - below 60')	40%
3.	9.0 m – below 12.0 m (30' - below 40')	30%

(ii) In para (ii) for the clause, “Additional benefit by way of Premium FSI accrued to the developer is related to the proportionate land extent”, the following clause shall be substituted, namely:-

“Additional benefit by way of Premium FSI accrued to the developer is related to the excess FSI area over and above normally permissible FSI area”

(iii) In para (ii), the clause “For example, - (a) & (b)” shall be deleted.

(iv) Para (iii) shall be substituted, namely:-

“The Premium FSI charges shall be collected at the rate of 50% of Guideline value for the excess FSI area over and above normally permissible FSI area for Special Buildings and at the rate of 40% of Guideline value for the excess FSI area over and above normally permissible FSI area for Multi-storeyed Buildings. In case of multiple survey numbers for a site the maximum Guideline value shall be considered”.

Chennai-600 008,
13th December 2018.

RAJESH LAKHONI I.A.S.,
Principal Secretary/Member-Secretary,
Chennai Metropolitan Development Authority.

JUDICIAL NOTIFICATIONS

Constitution of a District Munsif Court at Anthiyur by shifting the existing I Additional District Munsif Court, Bhavani in Erode District.*(Roc. No. 925/2013/G/Judn.)*

No.VI(1)/449/2018.

In exercise of the powers conferred by Section 5 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby fixes Anthiyur in Erode District as the place at which the District Munsif Court, Anthiyur, shall be held.

NOTIFICATION-II

(Roc. No. 925/2013/G/Judn.)

No.VI(1)/450/2018.

In exercise of the powers conferred by Section 11 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that in Erode District, the District Munsif Court, Anthiyur, shall have local jurisdiction over the entire Taluk of Anthiyur with effect from the date on which the District Munsif, Anthiyur assumes charge of that Court.

NOTIFICATION-III

(Roc. No. 925/2013/G/Judn.)

No.VI(1)/451/2018.

The High Court, Madras hereby directs and notifies that the District Munsif, Anthiyur in Erode District shall exercise all the powers conferred on a District Munsif under Section 12 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) as amended up-to-date in regard to original suits and proceedings not otherwise exempted from his cognizance of which the amount or value of the subject matter does not exceed One Lakh Rupees within the local limits of his jurisdiction with effect from the date of constitution of District Munsif Court at Anthiyur.

NOTIFICATION-IV

(Roc. No. 925/2013/G/Judn.)

No.VI(1)/452/2018.

In exercise of the powers conferred by Section 28 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that the District Munsif, Anthiyur shall have and exercise jurisdiction of a Court of Small Causes under the provincial Small Causes Court Act, 1887 for the trial of suits cognizable by a Court of Small Causes upto the pecuniary limits of Rs.5000/- (Rupees five thousand only) with effect from the date of constitution of District Munsif Court at Anthiyur.

Notification For Re-Designation of Courts at Bhavani in Erode District*(Roc. No. 925/2013/G/Judn.)*

No.VI(1)/453/2018.

Whereas the Government of Tamil Nadu have issued orders in G.O.Ms.No.297, Home (Cts-III) Department, dated 05-04-2017 and G.O.Ms.No. 134, Home (Cts-III) Department, dated 20-02-2018 that a District Munsif Court be constituted at Anthiyur by shifting the existing I Additional District Munsif Court, Bhavani, and hence, it is hereby informed that on and from the date on which the District Munsif Court at Anthiyur is constituted, the following court would be re-designated as follows:-

Name of the existing Court

Principal District Munsif Court, Bhavani

Changed as

District Munsif Court, Bhavani

Constitution of a District Munsif -cum- Judicial Magistrate Court at Srirangam in Tiruchirappalli District*(Roc. No. 1347/A/2014/G/Judn.)*

No.VI(1)/454/2018.

In exercise of the powers conferred by Section 5 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby fixes Srirangam in Tiruchirappalli District as the place at which the District Munsif-cum-Judicial Magistrate Court, Srirangam, shall be held.

NOTIFICATION-II

(Roc. No. 1347/A/2014/G/Judn.)

No.VI(1)/455/2018.

In exercise of the powers conferred by Section 11 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that in Tiruchirappalli District, the Principal District Munsif Court, Tiruchirappalli, shall cease to have local jurisdiction over the entire Srirangam Taluk and the District Munsif-cum-Judicial Magistrate Court, Srirangam shall have and exercise local jurisdiction over the entire Taluk of Srirangam with effect from the date on which the District Munsif -cum- Judicial Magistrate, Srirangam assumes charge of that Court.

NOTIFICATION-III

(Roc. No. 1347/A/2014/G/Judn.)

No.VI(1)/456/2018.

The High Court, Madras hereby directs and notifies that the District Munsif-cum-Judicial Magistrate, Srirangam in Tiruchirappalli District shall exercise all the powers conferred on a District Munsif under Section 12 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) as amended up-to-date in regard to original suits and proceedings not otherwise exempted from his cognizance of which the amount or value of the subject matter does not exceed One Lakh Rupees within the local limits of his jurisdiction with effect from the date on which the District Munsif-cum-Judicial Magistrate, Srirangam assumes charge of that Court.

NOTIFICATION-IV

(Roc. No. 1347/A/2014/G/Judn.)

No.VI(1)/457/2018.

In exercise of the powers conferred by Section 28 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that the District Munsif-cum-Judicial Magistrate, Srirangam, shall have and exercise jurisdiction of a Court of Small Causes under the Provincial Small Cause Courts Act, 1887 for the trial of suits cognizable by a Court of Small Causes upto the pecuniary limits of Rs. 5,000/- (Rupees five thousand only) with effect from the date on which the District Munsif-cum-Judicial Magistrate, Srirangam, assumes charge of that Court.

Constitution of a District Munsif-cum-Judicial Magistrate Court at Aravakurichi in Karur District*(Roc. No. 1347/A/2014/G/Judn.)*

No.VI(1)/458/2018.

In exercise of the powers conferred by Section 5 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby fixes Aravakurichi in Karur District as the place at which the District Munsif-cum-Judicial Magistrate Court, Aravakurichi, shall be held.

NOTIFICATION-II

(Roc. No. 1347/A/2014/G/Judn.)

No.VI(1)/459/2018.

In exercise of the powers conferred by Section 11 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that in Karur District, the District Munsif Court, Karur, shall cease to have local jurisdiction over the entire Aravakurichi Taluk and the District Munsif-cum-Judicial Magistrate Court, Aravakurichi shall have and exercise local jurisdiction over the entire Taluk of Aravakurichi with effect from the date on which the District Munsif-cum-Judicial Magistrate, Aravakurichi assumes charge of that Court.

NOTIFICATION-III

(Roc. No. 1347/A/2014/G/Judn.)

No.VI(1)/460/2018.

The High Court, Madras hereby directs and notifies that the District Munsif-*cum*-Judicial Magistrate, Aravakurichi in Karur District shall exercise all the powers conferred on a District Munsif under Section 12 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) as amended up-to-date in regard to original suits and proceedings not otherwise exempted from his cognizance of which the amount or value of the subject matter does not exceed One Lakh Rupees within the local limits of his jurisdiction with effect from the date on which the District Munsif-*cum*-Judicial Magistrate, Aravakurichi assumes charge of that Court.

NOTIFICATION-IV

(Roc. No. 1347/A/2014/G/Judn.)

No.VI(1)/461/2018.

In exercise of the powers conferred by Section 28 of the Tamil Nadu Civil Courts Act, 1873 (Central Act III of 1873) the High Court, Madras, hereby directs that the District Munsif-*cum*-Judicial Magistrate, Aravakurichi, shall have and exercise jurisdiction of a Court of Small Causes under the Provincial Small Cause Courts Act, 1887 for the trial of suits cognizable by a Court of Small Causes upto the pecuniary limits of Rs.5000/- (Rupees five thousand only) with effect from the date on which the District Munsif-*cum*-Judicial Magistrate Court, Aravakurichi, assumes charge of that Court.

High Court, Madras,
14th December 2018.

C. KUMARAPPAN,
Registrar General.