

**MASTER PLAN FOR MADRAS METROPOLITAN PLANNING AREA (PREPARATIONS,
PUBLICATION AND APPROVAL) RULES 1974**

PREAMBLE

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 rules: --

1. Short title.--

These rule may be called Master Plan, for Madras Metropolitan Planning Area (Preparation, Publication and Approval) Rule 1974.

2. Definition.--

In these rules, unless the context otherwise require --

- (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 Madras Metropolitan Planning Area; declared under the Act.
- (iv) 'Authority' means Madras Metropolitan Development Authority established under sub-section (1) of section 9-A of the Art.

3. Preparation of present land and building use map.--

Within twelve months of the constitution of the Authority or within such further time, as the Government may permit in this behalf, the Authority shall prepare or adopt a present land and building use map for the local area as a whole to a scale of not less than 1 : 70,000 and for the different divisions or area comprised in the area drawn to a scale of not less than 1 : 20,000 showing thereon the predominant land and building uses in the local area under (i) residential, (ii) commercial, (iii) industrial, (iv) institutional, (V) transport. (vi) services and utilities, (vii) recreation, (viii) agriculture and (ix) other uses such as undeveloped

areas, water bodies, waste and rocky lands. The map may, if considered by the Authority else show sub-categories of land use under each predominant use.

4. Preparation of master plan.--

(i) As soon as may be but within twelve months of the preparation of the present land and building use map or within such further time as the Government may permit, to Authority shall, after consulting the local authorities within its local area prepare and submit to Government a draft master plan for the local area or any part thereof or other area or areas contiguous or adjacent to the local area as the Government may direct to be included in the plan.

(ii) The draft master plan may provide for all or any of the matt specified in sub-section (2) of section 17 and shall be in the form of a part or reports and maps and plans.

Explanation.-- For purpose of consultation as required in sub-rule (i), an intimation to the local authority concerned that the Authority has taken up the preparation of the master plan for the area within the jurisdiction of the local authority and requesting it to send suggestions, if any, in regard in the area win be deemed to be sufficient consultation.

5. Time limit for sending suggestions by local authorities.--

Any suggestion sent by the local authority concerned within sixty days of the intimation sent to it, shall be considered by the Authority.;

6. Submission of draft master plan, for consent of the 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 Authority shall submit a copy of the draft master plan together with all enclosure to the Government for consent for the 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 ease not later than two month from the date of receipt of plan either give their consent to the

Authority to the publication of the notice under sub-section (1) of section 26 of preparation of master plan or may direct the Authority to make such modifications in the master plan as they deem fit.

(ii) Within two month, after the return of the draft master plan from the Government or within each time as the Government may permit the Authority shall make the modification, if any so directed by the Government and resubmit it to the Government. The Government shall thereupon give their consent for the publication of that notice under sub-section (1) of section 26 of the preparation of the draft master plan within one month from the date of receipt the modified plan the authority.

8. Notice of preparation of master plan.--

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

(ii) Within thirty days of the publication of the drift master plan the Authority shall send copies of the master plans with enclosure to the District Collectors concerned, the Heads of Department lifted in the Annexure and to the State Town and Country Planning Board.

9. Approval of the master plan by the Authority. --

(i) The Authority shall as soon as possible, and in any case than sixty days from the date of expiry of the period mentioned in the notice under rule 8, convene a meeting considering approval of the draft master plan.

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

(iii) At the meeting convened under sub-section (i) the Authority shall consider the objections and suggestions received in writing and oral representations made and then approve the draft master plan with or without modification as it deems necessary.

10. Submission of the draft master plan to the Government. --

(i) The draft master plan as approved at such meeting, shall be submitted to Government within thirty days of its approval and shall be accompanied by five copies of the plan with all enclosures.

(ii) The fact of such submission shall be published by a notice in Form 2 on the notice board of the Authority. A copy of such notice shall also be sent to the District Collector or District Collectors concerned.

11. Approval of the master plan by the Government.--

As soon as may be but not later than two months from the date of receipt of the master plan from the Authority under rule 10 the Government shall either approve the master plan or shall approve it with such modifications as they may consider necessary or may return the roaster plan to the Authority to modify the plan or to prepare a fresh plan as directed.

(ii) If the Government has ordered any material modification in the master plan the Authority shall carry out such modification and resubmit if the plan within two months or within such time as the Government may permit.

(iii) In case the Government have ordered the preparation of a freak master plan the Authority shall prepare a fresh master 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 these rules.(iv) The Government shall accord approval to the plan and the approval so accorded shall be published by Government as required in section 30.

12. Republication of the notification under section 30.--

Within one month of the 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.

13. Review of master plan. --

The procedure laid down in rule 8 to 12 shall apply in fall to any review of master plan ordered by Government under sub-section (2) of section 32.

14. Variation or revocation of master 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 Madras, also in the district Gazette concerned.

(2) The Government shall also communicate copies of the draft notification to the local authorities concerned within whose limits any portion of the area included in the master plan is situated. The local authority shall within ten days of the receipt of the copy of the draft Notification republish it in the manner prescribed in rule 15.

15. Manner of republication of notices. --

All notification by the Authority and republication of the notices relating to master plan published in the Tamil Nadu Government Gazette shall be republished: (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 Collector concerned; (iv) on the notice board of the local authorities comprised in the area; and (v) in one or more leading daily newspapers circulating in the local area.

