

**PREPARATION, PUBLICATION AND SANCTION OF DETAILED DEVELOPMENT PLAN
([CHENNAI] METROPOLITAN PLANNING AREA) RULES**

PREAMBLE

In exercise of the powers conferred by clause (i) of sub-section (2) of section 122 of the Tamil Nadu Town and Country Planning Act, 1972 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following rules:--

1. Short title.--

These rules may be called the Preparation, Publication and Sanction of Detailed Development Plan ([Chennai] Metropolitan Planning Area) Rules.

2. Definitions.--

In these rules, unless the context otherwise requires,--

- (i) "Act" means the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) ;
- (ii) "Authority" means the [Chennai] Metropolitan Development Authority ;
- (iii) "Local Area" means the [Chennai] Metropolitan Planning Area declared under the Act or any part thereof;
- (iv) "Member-Secretary" means the Member-Secretary of the [Chennai] Metropolitan Development Authority ;
- (v) "Section" means a section of the Act.

3. Publication of resolution.--

- (1) The resolution of the Authority under sub-section (1) of section 19 of the Act deciding to prepare or adopt a Development Plan shall be published in Form No. 1 as Notification No. 1 in the manner prescribed in rule 19.
- (2) The plan prepared showing the boundaries of the area included in the plan shall be called Map No. 1 and shall be drawn to a scale of not less than 1 : 12,000.

4. Preparation of draft Detailed Development Plan.--

- (1) Within three months from the date of publication of the notification under section 19(2) of the Act or within such further time, as the Government may permit, the Authority shall prepare a Detailed Development Plan for the area along with a map which shall be called Map No. 2.
- (2) The map prepared under sub-rule (1) above shall be drawn to a scale of not less than 1 : 8,000 and shall as far as possible, illustrate by means of colours, letters and explanatory notes on the proposals made in the plan.

5. Contents of Detailed Development Plan.--

- (1) Every Detailed Development Plan shall, in addition to the particulars specified in section 20 contain the following particulars, namely:--
 - (a) a layout plan showing the line of existing and proposed streets ; (b) the ownership of all lands and buildings in the area to which the plan relates ;
 - (c) the area of all such lands whether public or private ;
 - (d) full description of all details of the plan ;
 - (e) an estimate of the cost of the plan ;
 - (f) regulations for enforcing or carrying out the provisions of the plan ; (g) lands belonging to State and Central Governments, local authority and other quasi-Government agencies ;
 - (h) the area in respect of which restrictions, if any, are proposed as regards--
 - (i) the character of buildings to be erected, whether residential, commercial, industrial and others ;
 - (ii) the density of buildings, that is, the number of dwelling houses to the hectare or the minimum size of house-sites or both;
 - (iii) open spaces, recreation grounds and areas where buildings are prohibited; and
 - (iv) any other particulars of plans that may be specially required by the Government;
 - (i) levels taken, if any, of the area included in the plan and the levels of the surrounding lands.
- (2) Every Detailed Development Plan which includes a housing scheme shall also contain the following particulars, namely:--
 - (i) the approximate number and nature of the houses to be avoided; (ii) the approximate

- extent of land to be acquired and the localities in which land is acquired ;
(iii) the average number of houses per hectare; and
(iv) all matters incidental to the housing schemes.

6. Fulfillment of conditions.--

In granting permission under section 49, the authority shall ensure that the development satisfies the requirements of Detailed Development Plan prepared under rule 4, provided that the authority may allow minor and reasonable deviations from the plan where circumstances so warrant.

7. Consultation with owners.--

- (1) As soon as the Detailed Development Plan has been prepared, the authority shall convene a meeting of owners of lands and buildings in the area covered by the proposed plan.
- (2) Notice in Form 1-A of every such meeting shall, not less than ten days before the date of meeting,--
(a) be published on the notice board of the authority ;
(b) be published in the leading newspapers circulated, in the area ; (c) be sent to the Executive Authorities of the local authorities within which the area is situated for publication on its notice board.
- (3) At such meeting, the proposed plan shall be generally described and explained and a minute of such meeting shall be kept.

8. Reconstitution of plots.--

The proposals, if any, made in a Detailed Development Plan for the reconstitution of plots or the redistribution of boundaries shall be--

- (i) summarised in a statement in Form No. 2 ;
(ii) illustrated by the following subsidiary plans which shall be called Maps (A), (B) and (C) each of which shall be on a scale of not less than 1 : 4,000.

- (a) Map (A) showing the original plots bearing the same numbers as in the statement in Form No. 2 and all existing buildings ;
(b) Map (B) showing both the original plots and the manner in which it is proposed to alter the boundaries of such plots ; and (c) Map (C) showing, boundaries as they will appear of the Detailed Development Plan as proposed when finally approved, such plots bearing the same numbers as in column (7) in Form No. 2.

9. Statement to be prepared.--

The following statements shall accompany, every Detailed Development Plan-- (i) a statement in Form No. 3 showing the ownership and extents of lands included in the plan ;
(ii) a statement in Form No. 4 showing the list of new streets and widening of existing streets ;
(iii) a statement in Form No. 5 showing the lands proposed ;
(iv) a statement in Form No. 6 showing the lands proposed to be reserved for the purpose of clause (k) of sub-section (1) of section 20 of the Act.

10. Estimate and financing of the plan.--

The estimate of cost of the Detailed Development Plan shall be prepared in Form No. 7. The Detailed Development Plan shall state in detail the manner in which the Detailed Development Plan is proposed to be financed.

11. Submission of draft Detailed Development Plan for consent of Government.--

A copy of every Detailed Development Plan with all its enclosures, the map prepared in connection there with and the list of objections and suggestions, if any, received from the owners of land or buildings shall be sent by the Member-Secretary of the Authority to the Government requesting consent for the publication of notice or preparation of Detailed Development Plan within six months of the notification under section 19 (2) or within such further time as the Government may permit.

12. Consent of the 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 plan, either give their consent to the Authority to the publication of the notice under sub-section (1) of section 26 of preparation of the Detailed Development Plan or may direct the Authority to make such modification in the Detailed Development Plan as they deem fit.
- (2) Within two months after the return of the Detailed Development Plan from the Government or within such 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. Such plan shall be accompanied by a revised map incorporating the modifications and corrections and this map shall be called Map No. 3

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

13. Notice of preparation of Detailed Development Plan.--

(1) The Authority shall, within thirty days of the receipt of the consent of the Government under rule 12 or within further such time as the Government may permit, publish a notice in Form 8 of the preparation of the Detailed Development Plan inviting objections or suggestions, if any, from any person affected or interested in the plan within the period mentioned therein.

(2) A notice shall also be sent, individually to every owner whose land is proposed to be acquired for the detailed development plan, calling for objections and suggestions, if any, to be submitted within a specified time in Form No. 9.

A copy of such notification shall also be sent to the Heads of Departments, etc. mentioned in the Annexure.

14. Approval of the Detailed Development Plan by the Publicity.--

(1) The Authority shall, as soon as possible, and in any case not later than sixty days from the date of the expiry of the period mentioned in the notice under rule 13, convene a meeting for considering and approval of the Detailed 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 Government Departments and authorities who have a request for being so heard.

(3) At the meeting convened under sub-rule (1), the Authority shall consider the objections and suggestions received in writing and oral representations made and then approve the Detailed Development Plan with or without modification as it deems necessary.

15. Submission of the Detailed Development Plan to the Government.--

(1) The Detailed Development Plan as approved at such meeting shall be submitted to the Government within sixty days of its approval and shall be accompanied by five copies of a fresh plan which shall be called Map 4 prepared with reference to the modifications which the Authority may in such resolution have ordered. Where no modifications are required in Map No. 3, the latter shall be called Map 4.

(2) The fact of such submission shall be published by a notice in Form 10 on the notice board of the Authority. A copy of such notice shall also be sent to the District Collector concerned.

16. Approval of the Detailed Development Plan by the Government.--

(1) As soon as may be, but not later than two months from the date of the receipt of the Detailed Development Plan from the Authority under rule 15, the Government shall either approve the Detailed Development Plan or shall approve it with such modification as they may consider necessary or may return the Detailed Development Plan to the Authority to modify the plan or to prepare a fresh plan as directed.

(2) If the Government have ordered any material modification in the Detailed Development Plan, the Authority shall carry out such modification and resubmit the plan within two months or within such time as the Government may permit.

(3) In case the Government have ordered the preparation of a fresh Detailed Development Plan, the Authority shall prepare a fresh Detailed Development 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 in these rules.

(4) The Government shall accord approval to the plan and the approval so accorded shall be published by the Government as required in section 30.

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

Within one month from the date 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 19.

17A. Registration.--

As soon as may be after the publication of the notification under section 30, the Member-Secretary of the Authority shall sign a copy of the notification published under subsection (1) of section 19 specifying the

boundaries of the area comprised in the Detailed Development Plans and cause it to be presented for registration within sixty days from the date of publication of notification under section 30.

18. Variation or revocation of the Detailed Development Plan.--

(1) The Government shall publish a draft notification proposed to be issued by them under sub-section (4) of section 32 in the Tamil Nadu Government Gazette.

(2) The Government shall also communicate copies of the draft notification to the Authority. The Authority shall, within thirty days, from the date of the receipt of the copy of the notification, republish it in the manner prescribed in rule 19.

19. Manner of republication of notice.--

All notifications by the Authority and republication of the notices relating to Detailed Development Plan published in the Tamil Nadu Government Gazette, unless otherwise provided for in these rules, shall be republished--

- (1) in the District Gazette concerned ;
- (2) on the notice board of the Authority ;
- (3) on the notice board of the officer of the District Collector concerned ;
- (4) on the notice board of the local authorities concerned comprised of the area ; and
- (5) in one or more leading daily newspapers circulating in the local area.

