HOUSING AND URBAN DEVELOPMENT DEPARTMENT

New Town Development Plan preparation, publication and sanction rules.

(G.O.Ms.No.1001, Housing and Urban Development, 4th July 1983.)

No. SRO A-241/83 – In exercise of the powers conferred by section 18 read with clause (1) of sub-section of section 122 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 New Town Development Plan (Preparation, publication and sanction) Rules.

2. Definition – 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) "Director" means, the Director of Town and Country Planning; (3) "New Town Area" means the area declared, to be a New Town Planning Area under sub-section (4) of section 10;

"Section" means a section of the Act.

3. Preparation of land and building use map – Within twelve months of the constitution of the New town Development Authority or within such further time as the Government may permit in this behalf, the New Town Development Authority shall 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 1:20000 and for different division or wards or blocks comprised in the area drawn to a scale of not less than 1:4000 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) recreation, (viii) agriculture and (xi) other areas including undeveloped area, water bodies, waste and rocky lands.

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 use map or within such further time as the Government may permit, the New Town Development Authority shall in consultation with the Director, prepare and submit to the Government a New Town Development Plan for the New Town Areas or any part of it and other area or areas contiguous or adjacent to the New Town area as the Government may direct to be included in the plan.

Amended vide G.O.ms.No.335 H&UD dt. 28.2.86
(Copy Annexed)

(2) The New Town Development Plan, may provide for all or any of the matters specified in sub-section (20 of section 17 and shall be in the form of a report or reports and maps as may be specified by the Government.

5. 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 New Town Development Authority shall submit a copy of the New Town Development Plan together with all enclosure to the Government through the Director for obtaining consent of Government for the publication of notice of preparation of plan under section 24.

6. Consent of Government. – (1) The Government shall, on receipt of the plan and in any case not later than two months, form the date of receipt of the plan either give their consent to the New Town Development Authority to the publication of notice under sub-section (1) of section 26, of preparation of New Town Development Plan or may direct the New Town Development Authority to make such modifications in the New Town Development plan, as they thinks fit.

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

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

7. Notice of preparation of New Town Development Plan. – The New Town Development Authority shall within fifteen days of the receipt of the consent of the Government under rule 6 for the plan prepared under rule 4) amendment vide G.O.ms.845, H&UD (UDIV/1) 4.10.95 vide TNGG Publication Part III, section 1(a), Page 178, dt. 1.11.95 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 the period mentioned in Form 1.

(2) Within thirty days of the publication of the New Town Development Plan, the New Town Development Authority shall send copies of the New Town Development Plan with enclosures to the Director, the Chairman, of the Regional Planning Authority, the District Collectors concerned, the Heads of Departments and to the State Town and Country Planning Board.

8. Objection and suggestion to be sent to Director – After the expiry of the period mentioned in the notice under rule 7 the New Town Developemnt Authority shall send a list of objections and suggestions received together with its remarks on the objections and suggestions so received in

Form 2, the Director for advice and the advice, if any, received from the Director, shall be considered by the New Town Development Authority.

Amended vide G.O.Ms.No.454 H&UD dt. 6.4.88

9. Approval of the plan by the New Town Development Authority. – (1) The New Town Development 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 7, convene a meeting for considering approval of the New Town Development Plan.

(2) Before convening such a meeting, the New Town Development 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) it shall consider the objections and suggestions received in writing, if any, received from the Director and then approve the plan with or without modifications as it deems necessary.

Amended vide G.O.Ms.No.454 H&UD dt. 6.4.88

10. Submission of the New Town Development Plan to the Government. – (1) The New Town Development Plan as passed at such meetings as referred in sub-rule (3) of rule 9 shall be submitted to the Government through the Director within three months and shall be accompanied by eight copies of the modified plan with all enclosures.

Amended vide G.O.Ms.No.454 dt. 6.4.88

Form 3 on the Notice Board of the New Town Development Authority.

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

11. Approval of the New Town Development Programme by the Government. – (1) As soon as may be, but not later than three months from the date of receipt of the New Town Development Programme from the New Town Development Authority under rule 10, the Government shall 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 Developemnt Plan to the New Town Development Authority to modify the plan or to prepare a fresh plan as directed.

Amended vide G.O.Ms.No.454 dt. 6.4.88

(2) If the Government has ordered any material modification in the New Town Development Plan, the New Town Development Authority shall carry out such modifications and resubmit the plan within three months or within such time as the Government may permit.

(3) In case, the Government have ordered the preparation of a fresh plan, the New Town Development Authority shall prepare a fresh 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 under these rules.

12. Republication of 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 New Town Development 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:-

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 Gazettes concerned.

(2) The Government shall also communicate copies of the draft notification to the New Town Development 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 New Town Development Authority shall within ten days of the receipt of the copy of the draft notification republish it in the manner prescribed under rule 14.

14. Manner of republication of notices. – All notifications by the New Town Development Authority and republication of notices relating to New Town Development plans published in the Tamil Nadu Government Gazette shall be republished;-

(1) in the District Gazette concerned;
(2) on the notice-board of the office of the District Collectors concerned;
(3) on the notice-board of the office of the Regional Deputy Directors;
(4) on the notice-board of the office of local authorities comprised in the area;
(5) on the notice-board of the Office of New Town Development Authority; and
(6) in one or more leading daily newspapers circulated in the Region.

ANNEXURE

List of Heads of Departments, Autonomous Bodies and Central Government Ministries.

Commissioner of Revenue Administration, Madras-5.

Commissioner of Land Administration, Madras-5.

Commissioner of Land Reforms, Madras-5.

Commissioner of Prohibition and Excise, Madras-5.

Commissioner of Commercial Taxes, Madras-5.

Transport Commissioner, Madras-5.

Director of Health Services and Family Planning, Madras-6.

Director of Medical Education, Madras-5.

Director of Agriculture, Madras-5.

Director of Animal Husbandry, Madras-6.

Commissioner for Milk Production and Livestock Development, Madras.

Register of Co-operative Societies, Madras-5.

Director of School Education, Madras-6.

Director of Collegiate Education, Madras-6.

Director of Technical Education, Madras-35.

Chief Engineers (General, Irrigation, Buildings, Highways and Rural works and National Highways), Madras-5.

Director of Town and Country Planning, Madras-2.

Chief Conservator of Forests, Madras-6.

Director of Industries and Commerce, Madras-5.

Director of Rural Development, Madras-1

Commissioner of Archives and Historical Research, Egmore, Madras-8.

Director of Fisheries, Madras-6.

Director of Statistics, Madras-6.

State Port Officer, Madras-1.

Director of Municipal Administration, Madras-1.

Tamil Nadu State Electricity Board, Madras-2.

Tamil Nadu State Housing Board, Madras-35.

Tamil Nadu Khadi and Village Industries Board, Madras-1.

Tamil Nadu Slum Clearance Board, Madras-5.

Tamil Nadu Water Supply and Drainage Board, Madras-5.

Ministry of Defence, New Delhi.

Ministry of Railways, New Delhi.

Ministry of Civil Aviation, New Delhi.

Ministry of Transport and Communication, New Delhi.

Ministry of Works and Housing, New Delhi.

FORM I

Notice of preparation of New Town Development Plan.

(Under section 26 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act, 35 of 1972).

Amended vide G.O.Ms.No.454 H&UD dt. 6.4.88

I,

The New Town Development Plan prepared by the New Town Developemnt 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 offices of the New Town Development authority,. Copies of the plan are also available at the office of the New Town Development Authority for sale at the following prices:-

3. Any person affected by the New Town Development plan may communicate in writing or represent in person to the Chairman of the New Town Development Authority any objection or suggestion relating thereto.

Amended vide G.O.Ms.No.454 H&UD 6.4.88

Office of the New Town Development
Authority

Dated: New Town Development Authority

FORM 2

List of objections and suggestions received in respect of draft New Town Development plan for New Town Development Area.

(Under rule 8 of the New Town Development plan (Preparations, publication and sanction) Rules.)

Serial Number	Date of receipt	Name of person making objection or suggestion	Nature of objection	Recommen-dation of New Town Development Authority	Remarks
(1)	(2)	(3)	(4)	(5)	(6)

Office of the New Town Development Authority

Dated: New Town Development Authority

FROM 3

Notice of submission of draft New Town Development Plan (Under rule 10 of the New Town Development plan (Preparation, publication and sanction) rules).

It is hereby notified that the draft New Town Development plan approved by the New Town Development Authority in its resolution No..... dated ..... for the area described in the Schedule below has been submitted to the Government for approval through the Director of Town and Country Planning on.....

THE SCHEDULE

Office of the New Town Development Authority

Dated: New Town Development Authority

Sd/- C.RAMACHANDRAN,
Commissioner and Secretary to Government.

/true copy/

Copy of:
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Amendment to New Town Development plan (Preparation, publication and sanction) Rules,

(G.O.Ms.No.335, Housing and Urban Development, 28th February 1986).

No. SRO A-69/86. In exercise of the powers conferred by section 18, read with clause (i) of sub-section (2) of section 122 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendment to the New Town Development Plan (Preparation, publication and sanction) Rules, published in the Housing and Ubran Development Department Notification No.SRO A-241 of 1983, published at page 497 of Part III – Section 1(a) of the Tamil Nadu Government Gazette dated the 12th October 1983.

AMENDMENT

In the said rules, in rule 4, the words "and other area or areas contiguous or adjacent to the new town area as the Government may direct to be included in the plan" shall be omitted.

sd/- K.DHARMARAJAN,
Commissioner and Secretary to Government

/true copy/

Copy of:
HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Amendments to New Town Development plan (Preparation, publication and sanction) Rules.

(G.O.Ms.No.454, Housing and Urban Development 6th April 1988)

No. SRO A-74/88 – In exercises of the powers conferred by section 18 read with clause (i) of sub-section (2) of section 122 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the New Town Development plan (Preparation, publication and sanction) Rules, issued with Housing and Urban Developemnt Department Notification S.R.O.No.A 241/83 and published at page 497 of Part III – Section 1(a) of the Tamil Nadu Government Gazette, dated 12th October 1983.

AMENDMENTS

(1)in the said Rules, in rules the figures "1983: shall be added at the end. (2)in rule 8, after the words "authority shall" the words within thirty days from the date of expiry" shall be inserted.

(3)in rule 9, for sub-rule (3), the following sub-rule shall be substituted:

"(3) At the meeting convened under sub-rule (1) it shall consider the objections and suggestions received in

form 2, which have been forwarded to the Director for his advice together with the advice, if any received from the Director and then approve the plan with or without modifications as it deems necessary".

(4) in rule 10, in sub-rule (1), for the word "passed", the word "approved' shall be substituted.

(5) in rule 11, in sub-rule (1), for the word "Programme", the word "plan" shall be substituted.

(6) in Form I, after the expression "(Tamil Nadu Act 35 of 1972)", the expression "and under rule 7 of the New Town Development Plan (Preparation, publication and sanction), Rules, 1983, shall be added at the end.

(7) in Form I, in pragraph 3, after the words "New Town Development Plan may", the words "within sixty days of the publication of this notice" shall be inserted.

V.SELVARAJ,
Commissioner and Secretary to Government
/true copy/

Copy of:

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Amendments to New Town Development plan (Preparation, publication and sanction) Rules.

(G.O.Ms.No.1005, Housing and Urban Development (UD IV) 29th December 1993)

No. SRO A-6/94 – In exercises of the powers conferred by section 18 and sub-section (1) and clauses (i) and (j) of section 122 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the New Town Development plan (Preparation, publication and sanction) Rules, issued with Housing and Urban Developemnt Department Notification No.S.R.O.A 241/83 dated the 4th July 1983, published at page 497 of Part III – Section I(a) of the Tamil Nadu Government Gazette, dated 12th October 1983.

AMENDMENT

In the said notification, in the preamble, for the expression, "section 18, read with clause (i) of sub-section (2) of section 122", the expression "section 18 and sub-section (1) and clauses (i) and (j) of sub-section (2) of section 122" shall be substituted.

(G.O.Ms.No.1005, Housing and Urban Development (UD IV) 29th December 1993)

No. SRO A-7/94 – In exercises of the powers conferred by section 18 and sub-section (1) and clauses (i) and (j) of sub-section (2) of section 122 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendment to the Housing and Urban Developemnt Department Notification No.S.R.O.A-69/86, dated the 28th February 1986 published at page 162 in Part III – Section 1(a) of the Tamil Nadu Government Gazette, dated 16th April 1986:-

AMENDMENT

In the said notification, in the preamble, for the expression, "section 18, read with clause (i) of sub-section (2) of section 122", the expression "section 18 and sub-section (1) and clauses (i) and (j) of sub-section (2) of section 122" shall be substituted.

(G.O.Ms.No.1005, Housing and Urban Development (UD IV) 29th December 1993)

No. SRO A-8/94 – In exercises of the powers conferred by section 18 and sub-section (1) and clauses (i) and (j) of sub-section (2) of section 122 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby

makes the following amendment to the Housing and Urban Developemnt Department Notification No.S.R.O.A-74/88, dated the 6th April 1988 published at page 68 in Part III – Section 1(a) of the Tamil Nadu Government Gazette, dated 20th April 1988:-

AMENDMENT

In the said notification, in the preamble, for the expression, "section 18, read with clause (i) of sub-section (2) of section (2) of section 122" the expression "section 18 and sub-section (1) and clauses (i) and (j) of sub-section (2) of section 122" shall be substituted.

(sd/-) A.ELANGOVAN,
Joint Secretary to Govt.