



## **ABSTRACT**

Urban Development – Chennai Metropolitan Area – Certain variation to Development Regulations 25, 26, 27, 28 and 36 of Second Master Plan for CMA, 2026 – Orders – Issued.

### **HOUSING AND URBAN DEVELOPMENT (UD1) DEPARTMENT**

**G.O.(Ms) No.147**

**Dated: 26.10.2018**

திருவள்ளூர் ஆண்டு 2049  
விளம்பி – ஐப்பசி 09

Read:

1. G.O. (Ms) No.190, Housing and Urban Development Department, dated 2.9.2008.
2. G.O. (Ms) No.94, Housing and Urban Development Department, dated 12.6.2009

Read also

3. Government letter No.21258/UD1/2018, dated 4.10.2018.
4. From the Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority, Planning, letter No.B3/ 18202/2018, dated 8.10.2018.

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### **ORDER:**

In the Government order first read above, the Government have approved the Second Master Plan for Chennai Metropolitan Area, 2026 and the Development Regulations for Chennai Metropolitan Area which form part of the said Second Master Plan.

2. The Hon'ble Chief Minister of Tamil Nadu, while addressing the gathering at the valedictory of the MGR Centenary Celebrations in Chennai on 30<sup>th</sup> September, 2018 inter alia, made the following Announcements.

- i. நகரப்பகுதிகளில் வீடுகளின் விலைகள் தொடர்ந்து அதிகரித்து வருவதை தொடர்ந்து, தமிழ்நாடு முழுவதும் நகரங்களில் குறிப்பாக, சென்னையில் வாழும் மக்களின் கோரிக்கைகளை ஏற்று, மாண்புமிகு அம்மாவின் அரசு அனைத்துத் தரப்பினருக்கும் இலவசமாக அனுமதிக்கப்படும் தளப்பரப்பு குறியீட்டை (FSI) தற்போதுள்ள 1.5-லிருந்து 0.5 உயர்த்தி, 2.0 ஆக மாற்றியமைக்கப்படும்.
- ii. அதேபோல் ஊக்க தளப்பரப்பு குறியீடும் (Premium FSI) உயர்த்தப்படும். கட்டட விதிமுறைகளில் இதற்கான மாற்றங்கள் செய்து 1.10.2018 முதல் இந்த மாற்றங்கள் நடைமுறைக்குவரும்.

2. In the letter forth read above, the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority has sent the draft amendment proposal to Government considering the announcement made by the Hon'ble Chief Minister in para 2 above. To have 0.5 increase in the free FSI and subsequent increase in premium FSI also he has sent draft amendment to DR 25, 26, 27 and 28 of Second Master Plan for Chennai Metropolitan Area, 2026.



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3. The Government have examined the proposal of the Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority and decided to accept the proposal with certain modification considering the relevant aspect such as the percapita land availability and present FSI norms in Chennai, other Indian cities and Global cities and the impact of lesser FSI on city form and housing for Low Income people.

4. As ordered in the G.O. 2<sup>nd</sup> read above, the Government direct the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority to vary DR 25 (1)E, 26 Table A, 27(3)D, 28 (2)D and 36 of Second Master Plan for CMA, 2026 by substituting the following:-

**DR 25 (1)E**

E	Maximum FSI	2.0	2.0	2.0	2.0"
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**DR 26 Table A**

"Maximum FSI	2.0"
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**DR 27 (3)D**

"D	Maximum FSI	2.0 for residential development and 1.5 for other development"
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**DR 28 (2)D**

D	Maximum FSI for residential building	2.0	2.0	3.25	3.25	3.25
	Maximum FSI for other development	1.5	1.75	2.50	2.25	2.00

**DR 36**

" 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:-

Sl. No.	Road Width	Premium FSI (% of normally allowable FSI)
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 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



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survey numbers for a site the maximum Guideline value shall be considered. The amount collected towards the award of Premium FSI shall be remitted into Government account to be allotted separately for this purpose for utilising it for infrastructure development in that areas as may be decided by the Government".

5. The above DR amendments relating to increase in FSI and Premium FSI shall come into force from 1.10.2018. Increased FSI and Premium FSI shall not be applicable to the areas covered in Aquifer Recharge Area, Redhills catchment area and Coastal Regulation Zone and any such ecologically sensitive area as may be notified by the Government from time to time.

6. The Government further direct the Chennai Metropolitan Development Authority to vary the Development Regulations as in para 4 above under sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) read with Housing and Urban Development Notification No. II(2)/HOU/354/2009, published at page 220 of the Tamil Nadu Government Gazette, dated the 15<sup>th</sup> July 2009.

7. The Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority is directed to pursue action accordingly.

**(By Order of the Governor)**

**S. Krishnan**

**Principal Secretary to Government**

To

The Principal Secretary/Member Secretary,  
Chennai Metropolitan Development Authority, Chennai-8  
The Commissioner of Town and Country Planning, Chennai-2.  
The Commissioner, Greater Chennai Corporation, Chennai - 3  
The Additional Chief Secretary to Government,  
Finance Department, Chennai-9  
The Additional Chief Secretary to Government,  
Rural Development and Panchayat Raj Department, Chennai - 9  
The Principal Secretary to Government,  
Municipal Administration and Water Supply Department, Chennai-9

Copy to:

The Hon'ble Chief Minister's office, Chennai-9  
The Deputy Secretary to Hon'ble Deputy Chief Minister, Chennai-9.  
The Senior Personal Assistant to Hon'ble Deputy  
Chief Minister, Chennai-9.  
The Principal Private Secretary to Principal Secretary to Government,  
Housing and Urban Development Department, Chennai-9.  
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**// Forwarded by Order //**

**M-L-  
Section Officer.**