



ABSTRACT

Urban Development - Amendment to Tamil Nadu Combined Development and Building Rules, 2019, regarding extending Premium FSI concession for the properties within a distance of five hundred metres from the center line of the Mass Rapid Transit System and Suburban Rail System – Notification – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No. 15

Dated: 14.01.2024

சோபகிருது வருடம், மார்ச்சு 29
திருவள்ளூர் ஆண்டு 2054

Read:

ORDER:

The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 14th January, 2024.

(BY ORDER OF THE GOVERNOR)

**C.SAMAYAMOORTHY
SECRETARY TO GOVERNMENT.**

To

The Works Manager,
Government Central Press, Chennai – 600 001.

The Secretary to Governor,
Raj Bhavan, Chennai - 600 022.

The Additional Chief Secretary to Government,
Planning, Development and Special Initiatives Department, Chennai – 600 009.

The principal Secretary to Government,
Finance Department, Chennai- 600 009.

The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.

The Principal Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.

The Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.

The Secretary to Government,
Commercial Taxes and Registration Department,
Chennai-600 009.

The Secretary to Government,
Law (Legislation) Department, Chennai 600 009.
District Collector, Chennai - 600 001.

The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

The Director of Town and Country Planning,
Chennai-600 107.

Copy to:

The Special Personal Assistant to Hon'ble
Minister (HR&CE), Chennai- 600 009.

The Senior Principal Private Secretary to
Chief Secretary to Government, Chennai - 600 009.

The Private Secretary to Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.

The Public (SC) Department, Chennai- 600 009.

The Housing and Urban Development (Budget/OP-1) Department,
Chennai-600 009.

Stock file/Spare Copy.

//FORWARDED BY ORDER//

Sanjay Reddy
12/01/24
SECTION OFFICER.

AB
12/11/24

APPENDIX

NOTIFICATION.

In exercise of the powers conferred by sub-section(4) of section 32 and section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), section 242 of the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994) and sub-section (1) of section 198 of the Tamil Nadu Urban Local Bodies Act, 1998 (Tamil Nadu Act 9 of 1999), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Combined Development and Building Rules, 2019:-

AMENDMENT.

In the said Rules.-

(1) in rule 30, in sub-rule (5), after clause (ii), the following clause (iii) shall be added, namely:-

" (iii) In case of Mass Rapid Transit System Corridors and Suburban Rail Corridors as specified in Annexure-XXIV, for the properties located within a distance of five hundred metres measured from the centre line of the corridor, Premium FSI shall be charged at fifty per cent of the applicable premium FSI charges." ;and

(2) After Annexure -XXIII, the following Annexure shall be added, namely:-

"ANNEXURE-XXIV

[see rule 30(5)(iii)]

Transit Oriented Development (TOD) Corridor within Chennai Metropolitan Area (CMA)

(a) Mass Rapid Transit System Corridor

S.No.	Phase	From -To	Length (km)	Number of Stations
(1)	(2)	(3)	(4)	(5)
1.	I	Chennai Beach to Velachery	19.715	17
Proposed				
2.	II-Extension	Velachery to St. Thomas Mount	5	3
		Total	24.715	20

(b) Suburban Rail Corridor:

S. No. (1)	From-To (2)		Length (KM) (3)	Number of Stations (4)
1.	Chennai Beach	Vandalur	34.6	20
2.	Chennai Beach	Minjur	26.2	15
3.	Chennai Central	Thiruninravur	29.4	17
		Total	90.2	52. "

**C.SAMAYAMOORTHY
SECRETARY TO GOVERNMENT.**

//TRUE COPY//

C.S. Samayamoorthy
14/1/24
SECTION OFFICER.

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14/1/24