



**ABSTRACT**

Urban Development – Chennai Metropolitan Development Authority – Budget Announcement 2021-2022 - Announcement No.27 of Hon'ble Minister Housing and Urban Development regarding development of lands along the 50m stretch of Outer Ring Road – In-Principle approval – Orders – Issued.

**Housing and Urban Development [UD3(1)] Department**

**G.O.(D) No.22.**

**Dated: 25.03.2022.**

பிலவ வருடம் பங்குனி திங்கள்-11

திருவள்ளூர் ஆண்டு 2053

**Read:**

1. Announcement No.27, for the year 2021-2022, Housing and Urban Development Department.
2. From the Member Secretary, Chennai Metropolitan Development Authority Letter No.ORR/11084/2019, dated 04.01.2022.
3. Government letter No. 1545/UD3 (1)/2022-1, Housing and Urban Development Department, dated 15.02.2022.

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**ORDER:-**

Hon'ble Minister, Housing and Urban Development during the Budget session for the year 2021-2022 has made the following Announcement No.27 (Demand No.26) on the floor of the Assembly:-

“வெளிவட்டச் சாலையின் கிழக்கு எல்லையை ஒட்டிய, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்திற்குச் சொந்தமான 50 மீட்டர் அகலம் கொண்ட 770 ஏக்கர் நிலத்தின் சிறந்த பயன்பாட்டை அறிவதற்கான ஆய்வில் பரிந்துரைக்கப்பட்ட ஒருங்கிணைந்த குடியிருப்பு நகரியம், தோட்டக்கலை பூங்கா, அவசர சிகிச்சை மையம், தொழிற்சாலைகள் மற்றும் தொழிலாளர் குடியிருப்புகள், மாநாட்டு அரங்கம், போக்குவரத்து நகர் மற்றும் சேமிப்பு கிடங்குகள் வளாகம் போன்ற பல்வேறு திட்டங்களுக்கான விரிவான சாத்தியக்கூறாய்வு செய்து சாத்தியப்படும் திட்டங்கள், அருகிலுள்ள தனியார் நிலங்களையும் இணைத்து நிலச்சேரம் (Land Pooling) பகுதி வளர்ச்சித் திட்டத்தில் செயல்படுத்தப்படும்.

2. Accordingly, in the letter second read above, the Member Secretary, Chennai Metropolitan Development Authority has sought in-Principle

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approval for following Level-1 Projects that can be considered along the Outer Ring Road by optimum utilization of 50 meter strip as recommended by the consultant:-

Sl. No	Project to be developed	Land area Required (acres)	Potential Stretch for the development
1.	Cluster of wayside amenities - facilities targeting passengers only	6-7	Stretch - 2
2.	Truck bays	5-6	Stretch - 2,4,7
3.	Trauma care	6	Stretch - 3
4.	Cluster of wayside amenities-facilities targeting passengers and truck drivers only	6-7	Stretch - 4
5.	Centre of excellence	10-15	Stretch - 5
6.	Horticultural Parks	Depends on availability of land parcel	Stretch - 6
7.	Centralized disaster management unit	5-6	Stretch - 6
8.	Cluster of wayside amenities-facilities targeting truck drivers only	6-7	Stretch - 7
9.	Warehousing cluster	200-300	Stretch - 8

4. In the meantime, following decisions have been taken during the meeting for Outer Ring Road Project held under the chairmanship of Additional Chief Secretary, Finance Department on 31.01.2022:-

- (i) SIPCOT & SIDCO to analyze the stretches for implementation of plug & play facilities for industrial development with a revenue share model with Chennai Metropolitan Development Authority and also instructed the stakeholder departments viz., Chennai Metropolitan Development Authority, TIDCO, SIDCO, SIPCOT, Agriculture marketing Department to inspect the entire 62.3 km stretch of Outer Ring Road for identification of suitable sites for their scheme of works.
- (ii) To conduct a workshop with the major stakeholder departments, for assessing the demand and also to finalize on the proposals. Further, Chennai Metropolitan Development Authority was

instructed to identify the Government lands falling within 2km buffer area on both sides of the Outer Ring Road (i.e) on East & West sides.

- (iii) To carry out an intensive zoning exercise so as to demarcate areas based on their characteristics & also to draft a set of planning parameters that would boost transit-oriented development.
- (iv) Consultant to check the alignment of the elevated Port Expressway to decide on the location of the proposals mainly warehousing clusters.
- (v) The Managing Director, SIPCOT to delineate inundation areas prior to implementation of the key proposals.
- (vi) For projects involving Government departments, an MoU may be signed whereas for private partnership, a DFR & DPR have to be prepared.
- (vii) Certain pockets would be reserved for green belts and recreational areas, which would provide holistic approach to blue green infrastructure in consideration with the expansion of Chennai Metropolitan Area.
- (viii) To superimpose the Grid of Roads network plan with the best option study so as to evolve a comprehensive plan detailing out the proposals & accessibility.
- (ix) To Zone the 50m strip of land based on the current adjoining developments and proposals and also to study the specific planning parameters suitable for transit-oriented development.
- (x) To analyze the market / saleable rate of the land

4. Now, the Government after careful examination, accord in-principle approval to Member Secretary, Chennai Metropolitan Development Authority for preparation of Detailed Feasibility Report for development of lands along the 50m stretch of the Outer Ring Road in Level-1 project as referred to in para 2 above. The Member Secretary, Chennai Metropolitan Development Authority is further requested to keep in view the decisions taken in the meeting, as referred to in para 3 above while taking up Level-I activities and pursue action accordingly.

**(BY ORDER OF THE GOVERNOR)**

**HITESH KUMAR S MAKWANA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Member Secretary,  
Chennai Metropolitan Development Authority, Egmore, Chennai-8

(P.T-0)

The Principal Secretary / Chairman and Managing Director, Tamil Nadu Industrial Development Corporation, Egmore, Chennai-8.

The Director of Agriculture Marketing & Agriculture Business, Chennai-32.

The Managing Director, State Industries Promotion Corporation of Tamil Nadu Limited, Egmore, Chennai-8.

The Managing Director, Tamil Nadu Small Industries Development Corporation, Chennai-32,

**Copy to:-**

The Senior Personal Assistant to the Hon'ble Housing Minister, Secretariat, Chennai-9

The Private Secretary to Principal Secretary to Government, Housing and Urban Development Department, Secretariat, Chennai-9.

Finance /Industries /MSME/ Agriculture & FW/ Revenue / Transport Department, Secretariat, Chennai-9.

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**//FORWARDED BY ORDER//**

*V. R. 25/3*  
**SECTION OFFICER.**

*25/3/2002*