



## ABSTRACT

Rules - Regional Plan (Preparation, Publication and Sanction) Rules, 2021 under section 122 of Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) - Orders - Issued.

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### **Housing and Urban Development [UD4(1)] Department**

**G.O.(Ms).No.2**

**Dated: 10.01.2022**

பிலவ வருடம், மார்கழி திங்கள் 26,

திருவள்ளூர் ஆண்டு 2052,

Read:

From the Director of Town and Country Planning letter No.Roc.12289/2021/MP, dated 31.07.2021 and 14.08.2021.

#### **ORDER:**

The appended Notification shall be published in the Tamil Nadu Government Gazette, Extraordinary, dated the 10<sup>th</sup> January, 2022.

**(BY ORDER OF THE GOVERNOR)**

**HITESH KUMAR S.MAKWANA,  
PRINCIPAL 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,  
Finance Department, Chennai- 600 009.

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

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

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

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

The Secretary to Government,  
Agriculture and Farmer's Welfare Department,  
Chennai - 600 009.

The Secretary to Government,  
Law (Legislation) Department,  
Chennai 600 009.

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

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

**Copy to:**

The Hon'ble Chief Minister Office,  
Chennai - 600 009.

The Special Personal Assistant to Hon'ble Minister for Housing and Urban  
Development, Chennai- 600 009.

The Special Personal Assistant to Hon'ble Minister for Law, Courts, Prisons  
and Prevention of Corruption, Chennai - 600 009.

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

The Private Secretary to Principal 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//**

*10/11/2022*  
**SECTION OFFICER.**  
*3/9/22*  
*idilax*

**APPENDIX.****NOTIFICATION.**

In exercise of the powers conferred by section 15 read with clause (j) of sub-section (2) of section 122 of 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 the Tamil Nadu Regional Plan (Preparation, Publication and Sanction) Rules, 2021.
2. Definition.- In these rules, unless the context otherwise requires,-
  - (a) "Act" means, the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);
  - (b) "regional planning area" means the area declared to be a regional planning area under sub-section (4) of section 10 of the Act;
  - (c) words and expressions used, but not defined in these rules, unless the context otherwise requires, shall have the same meaning as defined in the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).
3. Preparation of land and building use map.- Within eighteen months from the date of constitution of the Regional Planning Authority, the Regional Planning Authority shall prepare a land and building use map for the regional planning area as a whole drawn to a scale of not less than 1:1,00,000 and for the different parts of the regional area, drawn to a scale of not less than 1:50,000 providing thereon for the matters specified in sub-section (2) of section 15 of the Act and areas of tourist importance.
4. Preparation of Regional Plan.- (1) As soon as may be, but not later than a period of twenty four months, from the date of preparation of the land and building use map, the regional planning authority shall, in consultation with the development authorities, the local planning authorities concerned and the Director, prepare a draft regional plan for the regional planning area or any part of it and other area or areas contiguous or adjacent to the regional area as the Government may direct to be included in the regional plan. Local planning authorities and development authorities may review and reconcile their sanctioned and ongoing development plans to

conform to the regional plan and may make necessary amendments to accommodate proposed regional growth centres and industrial zones, if any.

(2) The draft regional plan may provide for all or any of the following matters, namely:-

- (a) general location of the region, historic evolution, topography, geology and geomorphology, hydrology (surface and ground water), climate, administrative profile, functional areas, ratio of urban (urbanisation profile) and rural development, the extent of use of land in the region for residential, Industrial, commercial, agricultural and recreational purposes or as forest or for mineral exploitation, tentative land requirement projections from various sectors for various zones, development control regulations for various regional uses;
- (b) population of the region and its distribution, population density, age-sex composition, literacy rate (trend analysis), growth of population (natural and migratory), distribution of workforce-formal and informal sector, workforce participation ratio, occupational structure, identification of urban and rural growth centre and new town sites, peri-urban areas, analysis of existing key developments, hierarchy of settlements, density of settlements, zones of development, growth poles and satellite townships;
- (c) major economic sectors, economic nodes, major economic hubs, Industrial estates/parks for cluster development, agriculture resources, proposed or estimated agricultural infrastructure, irrigation infrastructure, mineral resources, housing-scenario, stock and supply, need assessment, low cost housing and night shelters, slum settlements, tribal settlements, informal residential areas and unauthorised colonies, gap assessment and requirement for the projected population, proposed measures for inclusive planning (gender, differently abled / physically challenged / disabled / backward class);
- (d) transport, trade and communication such as network of roads, highways, railways, waterways, canals and airports and their interrelationship (local, national, global level) with major activity nodes, logistics and terminals including their development, economic linkages, traffic proposal at regional

level (location of integrated freight complexes and multi modal hubs), development corridors and transit oriented developments, major economic thrust sectors, earmark spaces and norms for services like banks, ration shops, telephone, mobile network, internet, postal, police protection, fire protection and others at regional level;

- (e) water-supply, drainage, sewerage, sewage disposal, sanitation and refuse, solid waste disposal, decentralised treatment, regional landfill site and strategy to minimise waste generation by encouraging zero-waste disposal, other public utilities, amenities such as education (schools, colleges, universities etc.), health care (general hospitals, multispecialty hospitals, health centres), electricity and gas;
- (f) demarcation, conservation and development of areas of natural scenic, beauty, forest, wild-life, natural resources and landscaping, agro-climatic zone, wetland, coastal/hill zone, if any, urban heat island, biodiversity, environmentally sensitive areas-hazard prone zones such as earthquake, floods/ flash floods, high winds, cyclone, fire, land slide, tsunami, vulnerability and risk assessment of the region, pollution levels of water, soil, land, air and other threats to natural environment, disaster risk mitigation measures;
- (g) demarcation of objects, buildings and mapping of archaeological or historical or natural heritage or of man-made heritage or of natural beauty, or actually used for religious purposes or regarded by the public with veneration, flow of tourist (season-wise and origin-wise), tourism infrastructure analysis and gap assessment, locations for promotion (even if seasonal) and proposed circuits including strategies to promote green mobility (walking, cycling, public transport) for tourism;

5. Submission of draft regional plan for consent of Government.- As soon as may be, after the preparation of the draft regional plan for the regional area or any part of it, but not later than the period specified in rules 4, the regional planning authority shall submit a copy of the draft regional plan together with all enclosures to the Government through the Director, for obtaining consent of the Government under section 24 for publication of notice of preparation of the plan.

6. Consent of 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 the plan either give its consent to the regional planning authority for publication of the notice under sub-section (1) of section 26, of the preparation of the draft regional plan or may direct the regional planning authority to make such modification in the regional plan, as they deem fit.
- (2) Within three months from the date of return of the draft regional plan by the Government the regional planning authority shall make the modification, if any, directed by the Government and resubmit it through the Director.
- (3) The Government shall thereupon give their consent for the publication of notice of preparation of the draft regional plan under sub-section (1) of section 26.
7. Notice of preparation of regional plan.- (1) The regional planning authority shall, within sixty days from the date of publication of the draft regional plan, publish a notice in Form I, in the manner prescribed in rule 13, of preparation of the draft regional plan, inviting objections or suggestions from any person interested in the plan, within a period of two months from the date of publication.
- (2) Within thirty days from the date of publication of the draft regional plan, the regional planning authority shall send copies of the draft regional plan with enclosures to the Director, the Chairman of the regional planning authority, the District Collector, the heads of departments as listed in the Schedule to these rules and to the State Town and Country Planning Board.
8. Approval of draft plan by regional planning authority.- The regional planning authority shall consider the objections and suggestions, if any, received on the preparation of the regional plan and allow a reasonable opportunity of being heard to any person including representatives of Government departments and authorities, who have made a request for being so heard and make such amendments to the regional plan, as it considers proper and shall submit the said plan with or without modifications to the Government through the Director within three months from the date of expiry of the period referred to in sub-rule(1) of rule 7.
9. Approval of regional plan by the Government.- (1) As soon as may be, but not later than three months from the date of receipt of the

draft regional plan from the regional planning authority, the Government after consulting the Director shall either approve the regional plan or shall approve it with such modifications, as they may consider necessary or may return the regional plan to the regional planning authority to modify the plan or to prepare a fresh plan in accordance with such direction as the Government may issue in this behalf.

(2) If the Government have directed any modification to be made in the draft regional plan, the regional planning authority shall carry out such modification in consultation with the Director and resubmit the plan within six months to the Government.

(3) In case, the Government have directed the preparation of a fresh plan, the regional planning authority shall prepare a fresh plan in accordance with such direction as may be given in this behalf and in consultation with the Director and submit it to the Government after following the procedure and time limit prescribed in these rules.

(4) The Government shall accord approval to the regional plan and publish the said plan by notification in the Tamil Nadu Government Gazette and in the leading newspapers of the region and also indicate thereon the place and time at which the said plan shall be open to the inspection by the public.

10. Republication of notification.- Within one month from the date of publication of the notification under section 30 in the Tamil Nadu Government Gazette, the regional planning authority shall republish the same in the manner prescribed in rule 13.

11. Review of regional plan.- The procedures laid down in rules 7 to 10 shall apply to any review of regional plan ordered by the Government under clause (a) of sub-section (2) of section 32 of the Act.

12. Variation or revocation of a regional plan.-

(1) The Government may vary or revoke a regional plan under sub-section (4) of section 32 of the Act and any such variation or revocation shall be notified in the Tamil Nadu Government Gazette.

(2) Any variation or revocation of a regional plan notified in the Tamil Nadu Government Gazette shall be republished in the manner prescribed in rule 13.

13. Manner of republication of notification and notices.- All notifications issued by the regional planning authority and notices relating to regional plans published in the Tamil Nadu Government Gazette shall be republished,-

- (a) in the District Gazette;
- (b) on the notice board of the office of the Regional Planning Authority;
- (c) on the notice board of the office of the District Collector;
- (d) on the notice board of the office of the District Planning Office;
- (e) in one or more leading National English daily newspapers and vernacular newspapers circulating in the regional planning area.



**THE SCHEDULE**  
**(See rule 7(2))**

**A. Heads of Departments**

- (1) Commissioner of Revenue Administration.
- (2) Commissioner of Land Administration.
- (3) Commissioner of Land reforms.
- (4) Commissioner of Survey and Settlements.
- (5) Commissioner of Transport.
- (6) Commissioner of Civil Supplies.
- (7) Commissioner of Municipal Administration.
- (8) Director of Health Services and Family Planning.
- (9) Director of Medical Education.
- (10) Director of Agriculture.
- (11) Director of Animal Husbandry.
- (12) Commissioner for Milk Production and Livestock Development.
- (13) Registrar of Co-operative Societies.
- (14) Director of School Education.
- (15) Director of Collegiate Education.
- (16) Director of Technical Education.
- (17) Chief Engineers (General, Irrigation, Buildings, Highways and Rural Works and National Highways).
- (18) Director of Town and Country Planning.
- (19) Principal Chief Conservator of Forests.
- (20) Director of Industries and Commerce.
- (21) Director of Rural Development.
- (22) Director of Town Panchayat.
- (23) Director of Archaeology.
- (24) Director of Fisheries.
- (25) Director of Statistics.
- (26) State Port Officer.
- (27) Director of Environment.

**B. Autonomous Bodies**

- (1) Tamil Nadu State Electricity Board.
- (2) Tamil Nadu State Housing Board.
- (3) Tamil Nadu Khadi and Village Industries Board.
- (4) Tamil Nadu Urban Habitat Development Board.
- (5) Tamil Nadu Water-supply and Drainage Board.
- (6) State Industries Promotion Corporation of Tamil Nadu Limited.
- (7) Small Industries Development Corporation.
- (8) Electronics Corporation of Tamil Nadu Limited.
- (9) Tamil Nadu Industrial Development Corporation.

**C. Ministries of the Government of India**

- (1) Ministry of Defence, New Delhi.
- (2) Ministry of Railways, New Delhi,
- (3) Ministry of Civil Aviation, New Delhi,
- (4) Ministry of Transport and Communication, New Delhi.
- (5) Ministry of Housing and Urban Affairs New Delhi.
- (6) Ministry of Ports, Shipping and Waterways, New Delhi.

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

**//TRUE COPY//**

*H. S. Makwana*  
SECTION OFFICER, 10/1/2022

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10/1/22

**FORM-I****(See rule 7(1))****Notice of preparation of Regional Plan under section 26 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972).**

The Regional Plan together with all enclosures may be inspected free of cost during office hours at the office of the Regional Planning Authority. Copies of the plan are also available at the office of Regional Planning Authority for sale.

2. Any person affected or interested in the Regional Plan, before communicating, in writing, may represent in person to the Chairman of the Regional Planning Authority, the objections or suggestions relating thereto.

Regional Planning Authority.

**//TRUE COPY//**

*செ. அருண்மணி*  
10/11/2022  
**SECTION OFFICER.**  
4-06  
10/11/22

