

APPENDIX

I - INTRODUCTION

LOCAL PLANNING AUTHORITY

- Name:** 1) This DEVELOPMENT PLAN shall be called as
- Definitions:** 2) In this Development Plan unless there is anything repugnant in the subject or context.
- i) 'Act' means Tamil Nadu Town and Country Planning Act 1971 (i.e. Tamil Nadu Act No.35 of 1972).
 - ii) 'Area' means the area to which the Development Plan applies.
 - iii) 'Authority' means Local Planning Authority.
 - iv) 'Council' means the
Municipal/Town Panchayat/Municipal Corporation/Council.
 - v) 'Business Premises' means a building designed for use as an office or theatre or for any business purposes but does not include special industrial building, factory or workshop.
 - vi) 'Date of Development Plan' means the date of publication of notice in Form 12 in the Tamil Nadu Government Gazette of the approval of the Detailed Development Plan under sub-section (1) of section 31 of the Act.
 - vii) 'Development Plan means the
 - viii) 'Director' means the Director of Town and Country Planning, Government of Tamil Nadu.
 - ix) 'Form' means a form prescribed in the rules made under the Act.
 - x) 'Government' means the Government of Tamil Nadu.
 - xi) 'Local Planning Authority' means the Local Planning Authority of Local Planning area constituted under section 11 (1) of the Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972).
 - xii) 'Map' means one of the maps as specified and annexed to this Development Plan.

- xiii) 'Panchayat Act' means the Tamil Nadu Panchayats Act 1994 (Tamil Nadu Act 21 of 1994) Municipal means The Tamil Nadu District Municipaliteis Act 1920, Madras Act VII of 1920 and Municipal Corporation Act means Madurai, Coimbatore, tiruchirappalli, Salem & Tirunelveli Municipal Corporation Act respectively.
- xiv) 'Repealed Act' means the Tamil Nadu Town Planning Act, 1920 Madras Act VII of 1920).
- xv) 'Responsible Authority' means the authority or person, who is specified in Detailed Development Plan as responsible for carrying out or enforcing the observance of all or any of the provisions of the Detailed Development Plan or for enforcing the execution of any works which under the Detailed Development Plan are to be executed by any Authority, owner or other person.
- xvi) 'Rules' means the rules made under section 122 of Town and country Planning Act 1971.
- xvii) 'Schedule' means one of the schedules as specified in rules and annexed to this Development Plan.
- xviii) 'Shop means a building designed for market, hotel or for the purpose of carrying on a retail trade or business or activities incidental there to and includes a light industrial, building not being a special industrial building or workshop or factory within the meaning of the Factories Act, 1948.
- xix) 'Site of building' means that portion of land or plot used or intended to be used or allotted or shown in approved site plan, layout plan or plan of sub division for the purpose of one dwelling house, dwelling bungalow, shop or other building of a particular category or use and includes the land within cartilage of such dwelling house etc. and forming its appurtenances such as out building yard lands, open spaces and garden attached there to or intended to be normally used or occupied there with.
- xx) 'Street' includes streets, roads and includes widening of such streets and roads.

Responsible Authority

3. The Chairman of the Local Planning Authority or an Officer subject to the Control of Local Planning Authority or a constituent Local Body and duly authorised by the Local Planning Authority shall be the Responsible Authority for the purposes of this Development Plan.

Powers of Responsible Authority

4. i) The Responsible Authority shall have power to specify any date or period within which the execution of any work which under the Development Plan are to be executed by any authority, owner, or other person, as the Responsible Authority thinks necessary and expedient for the purpose of securing the development of the area without delay and ensuring the efficient operation of the Development Plan.

Powers to make agreements

- ii) The Responsible Authority, subject to the Provision of section 119 of the Act, may make any agreement with any person or body in furtherance of the carrying out the Development Plan or any matter in connection there with provided that such agreement is not inconsistent with the Development Plan.

Modification of Development Plan

- iii) The Responsible Authority, may if he thinks fit, in any particular case and subject to such conditions as he may impose, dispense with or modify, with the approval of the Director, any of the requirements of the Development Plan other than requirements made obligatory by any laws, provided that he is satisfied that there are circumstances warranting such dispensation or modification and that the interests of the Development Plan will not be prejudicially affected there by and his decision shall be final.

Power to dispose of land

iv) The Responsible Authority with the approval of the Local Planning Authority, may dispose of any Land owned by it or acquired or secured under clause 28 by sale or by exchange or by lease or otherwise without prejudice to the interests of this Development Plan and subject to the approval of the Director and subject also to the payment of the assessment as fixed by the Revenue Department.

Facility given to Co-operative Buildings Society

v) The Responsible Authority may at the request of any group of persons registered as a Co-operative Building Society under the Tamil Nadu Co-operative Act, 1961 for the purpose of developing a Co-operative Housing Scheme, afford such facilities as are possible for the acquisition of land either by such society or by the Local Planning Authority on its behalf and enter into any agreement with such society for the development of such land in accordance with the provisions of the Development Plan.

II - RESIDENTIAL AREA

Area of Development Plan

5. The area to which the Development Plan applies shall be that within the inner edge of the boundary line coloured red in Map No. which shows the existing Land and streets and the proposed streets and reservation of lands in the area and such particulars and details in relation to the development of the area as can conveniently be indicated thereof by means of reference letters, numbers, distinguishing colours or otherwise.

Ownership and extent of land

6. i) The ownership of all lands in the area and its extent, as on date of the publication of the notification by the Local Planning Authority under section 19 of the Town and Country Planning Act,

in the District Gazette are given in Schedule I

- ii) The ownership and extent of lands are given to the extent that could be ascertained by the Local Planning Authority and cannot be taken as conclusive evidence of conferring any rights which in reality one does not possess.

**Land Use:
Continuance of
existing use**

- 7. The owners or occupiers may continue to use the lands and buildings in the area for the purpose for which they are used on the date of the Development Plan, provided that the Responsible Authority at any time may issue notice on the owners or occupiers to prohibit further use of the lands and buildings for such purposes which in his opinion hinder or is likely to hinder the progress of the Development Plan, create or is likely to create insanitation, nuisance or loss or amenity and direct that the requirements of the Development Plan shall be complied with every particular.

**Area for
residential
zone**

- 8. (i) Save as otherwise provided in this Development Plan every part of the area shall be entirely utilised for residential purpose only provided that all uses permitted in mixed residential use zone of Master Plan shall be permitted by the Responsible Authority.

**Area for poor
class Housing
and Urban
Development
Department**

- ii) The lands shown in Schedule VII have been reserved for poor class housing in which except 18(i) and 18(iii) all other clauses are applicable and to be enforced.

**Density of
building and
size of the site**

- iii) The maximum number of dwelling houses or dwellings which may be erected in any net hectare of building land excluding the portions covered by street and other public or common lands shall be 40 and every dwelling house or dwelling shall be located in a site of its own and in no case shall such a site be less than 220 sq.metres in extent and 12 metres in width.

**Density and
size for poor
class Housing**

iv) Provided that in areas which are reserved under sub-clause (ii) above or sub-clause (ii) of clause 23 for poor class dwelling the maximum number of dwelling houses, dwellings or huts in any net hectare of building land may exceed 40 but shall not be more than 90 and the extent of the site for such house, dwelling or hut may be less than 220 sq.meters but shall not be less than 110 sq.meters and also the width of such site may be less than 12 m. but shall not less than 7.50 m.

**Extent of site
for Non-
Residential
buildings**

v) Every site intended for buildings other than dwelling house or hut shall not be less than 220 sq. metres in extent provided that in the case of shops, godowns fuel depots and other similar buildings it shall be open to the Local Planning Authority to specify any suitable extent for each shop, godown, fuel depot or other building of such nature not being however less than 55 sq.metres for any individual retail or wholesale shop, godown fuel depot or other building.

**Reconstitution
of boundaries**

vi) When a plot or site held in single ownership prior to the date of publication of the notification under section 19 or 23 of the Town and Country Planning Act in the District Gazette is less than the minimum prescribed in clause 8, sub-clause, (iii)(iv), (v) or in clause 13 (ii) the Responsible Authority shall decide whether in the interests of the Development Plan permission shall be given to build on such plot or site or whether the plot or site shall be incorporated in adjacent plot or plots or site or sites by reconstitution and re-distribution of the boundaries of the latter.

Nature of

vii) All buildings other than huts in the area shall be detached or

permissible housing	semi-detached i.e. building singly in each site and entirely separated from adjacent buildings by open space or built as side by side building in pairs in adjacent sites, provided that in areas reserved for dwelling houses or dwellings for poor class or shops, continuous buildings not exceeding 8 in number may be permitted. All huts shall be detached.
Number of dwelling units in a site	viii) Only one dwelling house, dwelling, hut or other building of particular category shall be constructed on a building site other than the site reserved for multi-storeyed building shall be subdivided or utilised for the construction of more than one dwelling house, dwelling hut or other building of a particular category.
Prohibition of huts	ix) Huts shall not be permitted in the area except in the places as may be reserved for huts under sub-clause (ii) of clause 23 and thatch shall not be used for roofing.
Protection of existing layouts	<p>x) Any layout or sub division as approved by concerned Authority and falling within this development plan area shall be allowed to continue as such and the rules and regulations stipulated and annexed with the said layout or sub division shall alone be made enforceable for that area.</p> <p>xi) Layouts of HUDCO and World Bank programmes shall be exempted from the minimum standard of Detailed Development Plan. The Director may permit the layouts of any other official agency with different standards than that of the Detailed Development Plan.</p> <p>xii) As soon as Development Control Rules are approved by Government and notified, the D.C.R. as to be annexed with the Master Plan are only made enforceable and these D.D.P.clauses are ceased to operate.</p>

III - SHOPS AND BUSINESS PREMISES

Shopping and business area

9. Shops and business premises shall be permitted only in the area shown in Schedule VIII.

Additional areas for shopping and business premises

10. Any other places or areas may be specified and declared as reserved for specific purpose from time to time by the Responsible Authority with the previous approval of the Director.

Industrial uses

11. Factories or workshops wherein gas, steam, water or wind, mechanical or electrical power is employed shall not be permitted in the area, but installation run by electric power not exceeding 50 H.P. approved by Municipal Health Officer shall be permitted by the Responsible Authority in the places reserved for shops and business premises under clause 9.

Installations

12 i) Buildings intended for installation mentioned in clause 11 shall be detached and shall have sufficient ventilation and shall satisfy other conditions specified by the Responsible Authority or Municipal Health Officer.

ii) A distance of 6 metres shall separate the places of installation from residential structures so that the installation do not prove to be a source of nuisance to the residents.

iii) The industries permissible shall be such as in the opinion of the Responsible Authority will not produce noxious or dangerous gases or smoke or otherwise be a source of nuisance.

IV – INDUSTRIAL USE

Industrial and regulated

13. i) Factories or workshops shall be permitted within the area,

industrial uses

reserved and zoned as such for industries and regulated industries as shown in Schedule IX. As per DTCP circular 19436/06 BA1, dt. 27.11.06 and all commercial uses listed under use zone 1(a), 1(b) and 2 of Master Plan shall be permitted by the responsible authority.

ii) a) “Regulated industrial area” means, it is an area which allows and regulate the installation of prime movers run by purely electric energy limiting magnitude or horse power maximum proportionate to the extent of site wherein such installations are proposed.

Motive power alternative types permitted

b) Each industrial site can also have independent installation for power production or can change from electrical installation to steam or oil whenever necessary.

Minimum size of site for Industrial use

c) No industrial site for any one industry shall be less than 405 sq. metres in extent.

d) The extent of site in relation to the maximum installation permissible herein shall be regulated as indicated below.

Area of Site	Max.HP Permissible
405 sq.Metres and over but below 810 sq.metres	20
810 sq.Metres and over but below 1215 sq.metres	30
1215 sq.metres and over but below 2025 sq.metres	50
2025 sq.metres and over but below 4050 sq.metres	80
4050 sq.metres and over	150

Conditions for installation

iii) a) Buildings intended for installation shall be detached and shall have sufficient ventilation and shall satisfy other conditions specified by the Responsible Authority/ Municipal Health Officer.

b) In every site there shall be between any building and side boundaries of the site an open space of not less than 3 metres on each side and a distance of 6 metres shall separate places of installations from essential residential structures.

c) Not more than two thirds of the extent of the site shall be built upon.

Drainage and disposal of effluent

d) Sufficient means of effective drainage and discharge of effluent shall be provided in every site by the owner or occupier of sites. The effluent shall be suitably treated to the specification of the Responsible Authority before being allowed to flow into common drains.

Exclusion from the notification under Public Health Act

iv) Any part of D.D. Plan, if had been included, in the area notified under section 89 of the Public Health Act, 1939, it shall be deemed to have been excluded from such notification made.

Power of Director to permit special institutions

14. No building intended for residential purposes shall be permissible in this area except residential buildings for Caretakers, Watchman and other essential staff required to be maintained in the premises, Hotels, restaurants and clubs, places for social inter course, recreation and worship, dispensaries and clinics, technical institutions such as ITI and Polytechnic may be permitted in the area by the Responsible Authority.

V - LAND SUB DIVISION AND STREETS

Land sub division power of Director

15. i) No owner or other person shall lay out a street, lane or pathway or sub-divide utilise, sell, lease or otherwise dispose of his land or any portion or portions of the same as site or sites for building purposes until a site or layout plan or plan of sub division has been approved by the Responsible Authority who shall consult the Director before granting approval or permission.

Form of application for layout

ii) The application for approval of such sites or layout plan or plan of sub-division, shall be submitted to the Responsible Authority in the form specified in Schedule VI with such variation as the

circumstances may require. The Responsible Authority may in the interests of the Development Plan impose reasonable restrictions and conditions and also insist on such modification or alteration of the plan as the Director may consider necessary.

Approved layout enforceable

iii) The restrictions and conditions as laid down by the Responsible Authority and the plan as approved or modified or altered by the Responsible Authority shall be adopted by the owners or other persons and shall be enforceable.

Roads and streets to be formed by the Responsible Authority or the owners

16. i) Subject to the provisions of the Development Plan all the new and future streets given in Schedule III shall be formed by the Responsible Authority or the owners as the case may be, on the lines shown in Map No.

Provided that reasonable modifications may be made by the Responsible Authority with the approval of the Director.

Roads to be formed by the Responsible Authority

ii) The streets mentioned in Part I of Schedule III and shown in Map No. shall be demarcated, formed and constructed by the Responsible Authority in such manner as he thinks necessary for the proper development of the area or expedient for the safety or convenience of the public.

Expenditure to be recovered from owners

iii) Provided that two thirds of the entire cost of acquisition of the lands and of the metalling, draining, and lighting of the streets may be recovered from the owners or occupiers of lands and buildings abutting the street in such proportion as may be decided by the Responsible Authority.

Streets to be formed to the satisfaction of

iv) Every other street shown in Part II of Schedule III and in Map No. shall be constructed in accordance with the provision of this

**the
Responsible
Authority**

Development Plan by the owners of properties abutting or fronting such streets. Every such street shall be levelled, paved, metalled, flagged, channelled, sewerred, drained, conserved and lighted by the owners aforesaid to the satisfaction of the Responsible Authority.

Private streets

v) All private streets that may be permitted in the area shall conform to the proposed development of the area and comply with the conditions imposed by the Director.

**Applicability of
Panchayat/
Urban Local
Bodies Act for
layout streets**

vi) Save where the site or sites intended for building purposes about on an existing public or private street made in conformity with the provision of section 250 & 251 of Municipal Act, the owner of land shall layout and make a street or streets giving access to the site or sites and connecting with an existing street in accordance with the provisions of the Development Plan.

vii) Section 166 to 189 of the Municipal Act, and the bylaws and rules made under sub-section 8 of the section 306 and section 303 of the said Act or appropriate section in the respective Acts shall apply for the formation and construction of streets under the Development Plan in so far as they are not inconsistent with the provisions of the Development Plan.

**Time limit for
forming layout
roads by
owners**

viii) The owner shall, within sixty days or such time as the Responsible Authority may permit but not more than six months after being informed by the Responsible Authority have the streets and roads duly laid and allied works carried out to the satisfaction of the Responsible Authority, after which alone the layout approval will be granted.

Powers of

ix) The Responsible Authority where the owner fails to carry out

Responsible Authority to carry out works: the works as specified in sub-clause (viii) above shall have the estimates for the street works prepared and communicated to the owner within sixty days of the expiry of the time specified therein. The estimated cost of such works shall be deposited with the Responsible Authority by the owner. The Responsible Authority may carry out the works on such deposition by the owner.

Power to make agreement to make streets x) Notwithstanding anything contained in the above sub-clause (i), (iii) and (vi), the Responsible Authority may subject to any agreement with the owners or occupiers as to the cost of making, undertake to construct any private street in the area provided that such agreement is in the opinion of the Director, not prejudicial to the interest of the Development Plan.

Allied works to be part of street works xi) In laying out a street so far as may be necessary, the works relating to all proper approaches, embankments, culverts, retaining walls, drains and other works connected there with or incidental there to shall form part of street works.

Minimum width of streets xii) Every private street shall be at least 9 metres in width, except dead-end streets not exceeding 90 metres in length which may have a width of not less than 6.00 metres. Streets in areas set apart or declared for poor class housing or hutting shall have a width of not less than 6 metres.

Building line xiii) The building line in respect of all streets shall be as shown in Map No. and as specified in schedule III subject to any variation as may be decided from time to time by the Director.

Provision of drains xiv) The Responsible Authority shall so far as the funds at his disposal may permit, provide and maintain a sufficient and

satisfactory system of public drains along the public streets in the area for effective drainage and discharge of sewage.

**Exchange of
land to adjust
boundaries.**

xv) For the purpose of adjusting the boundary of any street, the Local Planning Authority may make an exchange of land owned by it or forming part of street for other land that may be required with or without paying or receiving any money for equality of exchange.

VI. SITE AND CONDITIONS FOR BUILDINGS

**Buildings
prohibited in
road space**

17. i) No building shall be constructed or reconstructed in any land in which building is expressly forbidden or which is reserved in the Development Plan for any purpose incompatible with buildings or in the reserved areas of this plan.

**Constructions
within building
line**

ii) No person shall built any wall or street or fence or other construction or projection or make any encroachment over any land intended for use as a street or lane.

**Height of
structure
within building
line space**

iii) No building of any description other than a compound wall or fence shall be constructed in the space within the building lines specified in sub clause (xiii) of clause 16 above except in the continuously built shopping area where an arcaded verandah or roofed pathway of suitable design architecture, heights and materials approved by the Responsible Authority may be permitted with the prior approval of the Director.

iv) No compound wall or fence erected within the building line shall be of a height greater than 1.5 m measured from the crown level of the adjoining streets provided that gate pillars, piers and decorative features may be allowed above such

height as the Responsible Authority may think fit.

v) The height of the building at the building line shall not exceed one and half times the width of the street except in the case of service lanes and streets with width less than 1.5 m. For every additional set back of the building by one metre, permitted height can be increased by 2.5 metres.

vi) The Responsible Authority may impose a ceiling on the height of high rise buildings or restrict such buildings to such areas as may be deemed fit, details of such restrictions, if any are shown in Schedule X.

18. i) Not more than one half of the extent of a site shall be built upon, except in the areas reserved under the Development Plan for Poor class dwelling houses and huts and for shops where not more than two thirds the extent of a site shall be built upon. The space left un-built on any site shall be maintained as a private garden, courtyard or private open space in such a state as not to be nuisance or annoyance to neighbours or persons using the adjoining streets or occupying the adjacent plots or sites.

Plot Coverage

Rear Open Space

ii) The rear open space shall be

- (i) 4.5 m. in general;
- (ii) 3m for buildings meant for residential with ground and first floors only; and
- (iii) 1.5 metres for buildings in poor class area as per schedule VII and 2 metres for buildings in shops and business premises as per Schedule VIII.

The rear open space shall be for the entire width of the site

from the rear boundary of the site and in such rear open space only well, latrine, garage, cow-shed or such buildings not meant to be used for the purpose of human habitation may be permitted provided that such buildings does not occupy on the whole more than one third of the width of the site and also provided that the height of such buildings shall not exceed 3.6m. measured from the rear level of the site to the top of the parapet or upto half of the height of the roof as the case may be.

**Notified streets
for specified
type of
buildings**

- iii) The Local Planning Authority may notify at any time any street in which only detached buildings shall be permitted and there shall be on either side of every such building an open space of not less than 3 metres between the edge of the building and the rear site boundaries of the site. Provided that if an open space of 4.25 metres left on one side of the building it shall be sufficient to leave 1.75 metres open space on the other side.

Side open

- iv) In the case of all other streets if buildings are detached, there shall be on either side of such building an open space of not less than 1.5 m. between the building and the side boundaries of the site and if the building is semi detached, there shall be an open space of not less than 3 metres between each such detached side of the building and in poor class areas the above said open space shall be 1 metre and 2 metres respectively.

Explanation: The expression 'side boundaries' shall mean the boundaries of the site which are not either the front boundary abutting the street or the rear boundary away from the street in front.

19. i) Sufficient means of effective drainage and discharge of sewage shall be provided in every private street by the owners or occupiers of sites abutting there of and every site and building shall be provided with suitable drains leading to the nearest street drain.

Drainage

ii) No site in the area which under wet cultivation or which is low lying shall be fit for residential or other building construction unless its level is raised suitably above the level of the nearest adjoining street or as may be approved by the Responsible Authority.

Suitability of land for building

iii) Except to the extent necessary for excavation of foundations, wells levelling or sloping of ground, the owner or other persons shall not remove any earth from land in the area for building or for any other purpose so as to create hollows or burrow pits therein.

VII-PLANNING PERMISSION

Prohibition of removal of earth

20. i) No owner or other person shall construct or reconstruct or in any way alter or add to, any building without conforming in every particular with provisions of this Development Plan and unless he/she has applied for and obtained permission of the Responsible Authority or the Local Body authorised by Local Planning Authority under section 49 read with section 47 of the act and in compliance with requirements of sub-clause (iv) below.

Planning Permission

ii) The Responsible Authority shall before granting permission or approval under section 49 read with section 47 of the Act for any site or layout plan or plan of sub-division of any land, plot

or site in the area or for construction, reconstruction or alteration of, or addition to any building in the area taken into consideration the desirability of reconstitution or redistribution of boundaries of any land plot or plots or site or sites under clause 22 as he thinks fit, and may impose any restrictions or conditions or pass such orders as may be necessary to secure such reconstitution or redistribution of boundaries of the land, plot or plots or site or sites. The restrictions or conditions imposed or the orders passed by the Responsible Authority shall be complied with the owners or the owner or other person or persons concerned and shall be enforceable.

**Application for
planning
permission**

iii) Subject to the provision of section 49 read with section 47 of the act, every application for permission required to be obtained under sub-clause(i) above, shall be submitted to the Responsible Authority in the form No.1 specified in the rules regarding application for planning permission under Tamil Nadu Town and Country Planning Act, 1971 with such variations as the circumstances may require and shall be accompanied by site plan and ground floor plan and plan for each floor, elevations and sections of the existing building or buildings if any and proposed building and buildings and also a specification or specifications in regard to design, materials, architecture, drainage, water-supply, use of buildings and other details of building construction.

**Imposing
conditions and
restrictions in
granting
permission**

iv) The Responsible Authority shall have power to impose reasonable restrictions and conditions while granting permission and to make reasonable modifications or alterations in the location, design, architecture or materials of the building or buildings as he thinks fit, or shall cause such modifications or alterations to be made as the Director may consider necessary. The restrictions and conditions as laid down by the Responsible Authority shall be complied with

and plans and the specifications as approved or modified or altered by the Responsible Authority or as altered by the Director shall be adopted by the applicant, owner or other person concerned and shall be enforceable.

Development Charges

21. i) The Local Planning Authority or Local Body authorised by the Local Planning Authority shall collect the development charges from the land owners on granting planning permission under clause 20 (i) subject to the provisions of the act and rules made thereunder.
- ii) The rate of development charges to be collected shall be as notified by the Local Planning Authority in the Tamil Nadu Government Gazette from time to time.

VIII - MISCELLANEOUS

Reconstitution of plots:

22. i) Where necessary, boundaries of sites or lands shall be redistributed and plots reconstituted in the manner prescribed by the Responsible Authority in consultation with the Director in order to:
- a) Suit the alignment of proposed streets or
 - b) Provide frontage on streets; or
 - c) Improve the size and shape of the plots in order to render them suitable for building purposes; or
 - d) Secure the transfer of ownership of land or portion of land, site or portion of site from one person to another.

Reconstitution of plot boundaries: procedure for

- ii) Every proposal for redistribution or alteration of boundaries of lands or reconstitution of plots or sites in the area in any manner specified in sub-clause (i) above which may be made

by the owner or owners concerned or by the Responsible Authority as required under sub-clause (ii) of clause 20 or sub-clause (vi) of clause 8 shall be submitted in a statement in the prescribed form and when the reconstruction or redistribution is found to be necessary for the approval of the Director.

List of reserved lands

23. i) A list of lands reserved for streets, roads and other purposes specified under section 20(K) of the act is shown in the schedule III, IV, VII, VIII, IX and X.

Additional reservation for different uses

ii) Despite anything contained in sub-clause (i) above and schedule IV, VII, VIII, IX and X the Local Planning Authority may from time to time to meet the demand declare any part of the area, with the approval of the Director and subject to such conditions and restrictions as he may think fit, as reserved for shopping, hutting, or poor class housing or for such other purposes which can be prescribed under section 20 (K) of the Act. Any part of the area so declared shall be included under lands reserved under the Development Plan and treated as such.

Power of Responsible Authority to prepare layout plan for selected areas

iii) Notwithstanding anything contained in the Development Plan, the Responsible Authority may prepare a layout plan for any portion of the area to determine the lines in which the Detailed Development Plan of such area shall take place and the manner in which the layout of streets, subdivision of lands into sites for building purposes and the reservation of any land for any other specified purpose shall be carried out and submit the same for approval of the Director. The layout plan as approved by the Director and restrictions and conditions if any imposed by him shall be

read as part of the Development Plan and shall be enforceable.

Housing Scheme

24. Housing schemes may be undertaken by the Responsible Authority without prejudice to the Development Plan subject to the previous sanction of the Local Planning Authority and with the concurrence of the Director.

Estimate of cost of Detailed Development Plan

25. An estimate of the total and net cost of the Development Plan is given in schedule II. The net cost proposed to be financed is stated therein. The estimate is liable for revision as the Responsible Authority may consider necessary.

Applicability of Urban Local Bodies Act

26. The provisions of Municipal Acts & Rules, Bylaws and Regulations made there under shall be applicable to the area in so far as they are not inconsistent with the Development Plan.

Acquisition of land

27. Any land in the area required for the purpose of the Development Plan may be acquired by acquisition, purchase or otherwise, by the Local Planning Authority at any time subject to the provisions of the Act and without prejudice to the interests of the Development Plan subject to the provisions of sections 36 and 37 of the Act. The publication of notice of the preparation of the Development Plan under sub-section (i) of section 27 of the Act in the Tamil Nadu Government Gazette shall in respect of any land mentioned in Schedule V, operate as declaration under section 6 of the land acquisition act, 1894 for acquisition for the purpose of the Development Plan.

Compensation for injurious

28. Any person whose property is injuriously affected by any refusal

affection

to grant the permission applied for under section 49 read with section 47 of the act or by the notification of the Development Plan shall if he wants to make a claim for the purposes under section 53 of the act, submit such claim to the Local Planning Authority within 12 months of the date of such refusal or of the date of the Development Plan, as the case may be.

Breach of provision and conviction

29. Any person who commits or knowingly permits a breach of any of the provisions of this Development Plan, who neglects or fails to comply with any of the provisions of this Development Plan or any orders, proceedings, conditions, restrictions, limitations or terms made or imposes under or in pursuance of any of the provisions of this Development Plan, the rules or the act shall on conviction, be punished in accordance with section 88 of the Act.

Appeal to the Director against orders under clause- 20

30. i) Any person objecting any decision or order or passed by the Local Planning Authority under clause 20 above may, within a period of two months from the date on which the decision or order was communicated to him in the manner prescribed appeal against such decision or order to the Director.

Power to Director to relax time limit of appeal

- ii) Provided that the Director may admit an appeal preferred after the expiration of the said period if he is satisfied that the appellant has sufficient cause for not preferring the appeal within the said period.

Appeal to Director against orders under clause 21.

31. i) Any person objecting to any decision or order taken or passed by the Local Planning Authority under clause 21 above, may within a period of 2 months from the date on which the decision or order was communicated to him in the manner prescribed appeal against such decision or order to the Director.

Power of Director to relax time limit to appeal

ii) Provided that the Director may admit an appeal preferred after the expiration of the said period if he is satisfied that the appellant has sufficient cause for not preferring the appeal within the said period.

iii) Provided further that no appeal shall be entertained under this clause unless it is accompanied by satisfactory proof of the payment of the Development Charges admitted by the appellant to be due.

Appeal to tribunal

iv) Any person objecting to an order passed by the Director under sub-section (3) of section 76 may, within a period of two months from the date on which the order was communicated to him in the manner prescribed, appeal against such orders to the tribunal.

Power of tribunal to relax time limit of appeal

v) Provided that the tribunal may admit an appeal preferred after the expiration of the said period if it is satisfied that the appellant has sufficient cause for not preferring the appeal within the said period.

Executive Authority/Member Secretary
Local Planning Authority

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Assistant Director
D.D.P.Division
Chennai

Joint Director
D.D.P.Division
Chennai

Deputy Director of
Town and Country Planning
Region.

Additional Director
of Town and Country
Planning,
Chennai

Commissioner / Director of Town and Country Planning
Government of Tamil Nadu.