



ABSTRACT

Urban Development – Chennai Metropolitan Development Authority – Second Master Plan for Chennai Metropolitan Area, 2026 – Amendment to Development Regulations for Chennai Metropolitan Area on Premium FSI – Approval of Guidelines for Premium FSI – Orders – Issued.

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HOUSING AND URBAN DEVELOPMENT (UD I) DEPARTMENT

G.O.Ms.No.163

Dated : 09.09.2009

Read again:-

1. G.O.Ms.No.191, Housing and Urban Development Department, dated 02.09.2008.

Read also:-

2. From the Member-Secretary, Chennai Metropolitan Development Authority, D.O. Letter No.C1/17440/08, dated 05.11.2008 and 06.02.2009.

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In the G.O.1st read above, the Government have approved the Second Master Plan for Chennai Metropolitan Area, 2026. The Development Regulations for Chennai Metropolitan Area form part of the said Second Master Plan approved.

2. In the D.O. Letter 2nd read above, the Member-Secretary, Chennai Metropolitan Development Authority has stated that, provision for Premium FSI has been made in the Development Regulations – Regulation No.36 of Second Master Plan for Chennai Metropolitan Area, 2026. The issue relating to declaration of areas for receiving of Premium FSI and the rates of charges to be collected for allowing the same has been placed before the Authority and the Authority in its Resolution No.AR 183/2008, dated 22.10.2008 has resolved to approve the proposal and to forward the guidelines to Government for approval. The Member-Secretary, Chennai Metropolitan Development Authority has requested the Government to approve the guidelines on the Premium FSI.

3. The Government, after careful consideration of the proposal in para 2 above direct as follows:-

The Premium FSI shall be allowed subject to a maximum of 1 (one) relating the same to the road width parameters as follows:-

Serial Number	Road Width	Premium FSI (% of normally allowable FSI)
(i)	18 metres and above (60 ' and above)	40%
(ii)	12 metres – below 18 metres (40 ' – below 60 ')	30%
(iii)	9 metres – below 12 metres (30 ' – below 40 ')	20%

4. The Government have also decided to modify and approve the Guidelines for the Premium FSI as in the Annexure to this order and to amend Regulation No.36 of the said Development Regulations for Chennai Metropolitan Area suitably.

5. Accordingly, under regulation 36 of the Development Regulations for Second Master Plan for Chennai Metropolitan Area, 2026, the Government approve the guidelines for Premium FSI as in the Annexure to this order. The Government direct that the Premium FSI charges shall be payable and the amount collected towards the award of Premium FSI shall be remitted into the Government account to be allotted separately, as provided in the guidelines.

6. The Government also hereby vary the Second Master Plan for Chennai Metropolitan Area, 2026 approved under the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) in the G.O.1st read above as in the appended Notification.

7. The Works Manager, Government Central Press, Chennai – 600 079 is directed to publish the Notification appended to this orders in the next issue of the Tamil Nadu Government Gazette.

8. The Member-Secretary, Chennai Metropolitan Development Authority is directed to pursue action accordingly.

(By Order of the Governor)

Surjit K. Chaudhary,
Principal Secretary to Government.

To
The Works Manager,
Government Central Press, Chennai – 79 (w.e.)
(for publication of the Notification in the Tamil Nadu Government Gazette)

The Member-Secretary,
Chennai Metropolitan Development Authority, Chennai – 8 (w.e.)
The Commissioner of Town and Country Planning, Chennai – 2 (w.e.)
The Commissioner Corporation of Chennai, Chennai – 3 (w.e.)

Copy to:-

The Law Department, Chennai – 9 (w.e.)
The Municipal Administration and Water Supply Department, Chennai – 9 (w.e.)
The Rural Development and Panchayat Raj Department, Chennai – 9 (w.e.)
The Senior Personal Assistant to Minister (Information), Chennai – 9 (w.e.)

Sf / Sc

Forwarded / By Order


Section Officer. 9/9/09

ANNEXURE.

Guidelines for the Premium FSI:

- (i) Premium FSI shall be allowed in the Chennai Metropolitan Area excluding - Red hills catchments area restricted for development and areas of water bodies maintained by the Chennai Metropolitan Water Supply and Sewerage Board for drinking water purpose. The Premium FSI shall be allowed relating the same to the road width parameters as follows:-

Serial Number	Road Width	Premium FSI (% of normally allowable FSI)
(i)	18 metres and above (60 ' and above)	40%
(ii)	12 metres – below 18 metres (40 ' – below 60 ')	30%
(iii)	9 metres – below 12 metres (30 ' – below 40 ')	20%

- (ii) Additional benefit by way of Premium FSI accrued to the developer is related to the proportionate land extent.

For example, –

- (a) In case, where normally permissible FSI is 1.50, for every 1 sq.m., of additional floor area constructed availing Premium FSI, proportionate land required will be $\frac{2}{3}$ or 0.66 sq.m.,
- (b) In case where normally permissible FSI is 2.0 to 2.50, for every 1 sq.m., of additional floor area constructed availing premium FSI, proportionate land required will be $\frac{1}{2}$ or 0.50 sq.m., to $\frac{2}{5}$ or 0.40 sq.m., respectively.
- (iii) The amount to be paid by the applicant towards the Premium FSI (hereinafter referred to as Premium FSI Charge) shall be equivalent to the cost of the proportionate land stated above, as per the Guide Line Value of the Registration Department.
- (iv) The applicant shall remit the Premium FSI Charge in one lump sum to Chennai Metropolitan Development Authority before getting planning permission.
- (v) All the amounts collected towards the award of Premium FSI shall be remitted into Government account, to be allotted separately for this purpose. The amount shall be utilised for infrastructure development of the area as may be directed by the Government.

- (vi) The applicant shall have absolute right over the property to make the development in the plot. Retention of undivided share of land will not be recognised for award of Premium FSI.
- (vii) The applicant shall, at the time of filing of his/her planning permission application, state his/her willingness to avail the Premium FSI and give an undertaking to remit the Premium FSI charge at the above said rates before getting the planning permission.

Surjit K. Chaudhary,
Principal Secretary to Government.

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J. Urhu Lahu
Section Officer. 9/9/09

APPENDIX.

NOTIFICATION.

In exercise of powers conferred by sub section (4) of section 32 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 variation to the Second Master Plan for the Chennai Metropolitan Area, 2026 approved under the said Act and published with the Housing and Urban Development Department Notification No.II(2)/HOU/386/(e)/2008 of Part II - Section 2 of the Tamil Nadu Government Gazette Extraordinary, dated the 2nd September 2008:-

VARIATION.

In the said Master Plan, in the Development Regulations for Chennai Metropolitan Area, for regulation 36, the following regulation shall be substituted, namely:-

"36. Premium FSI:- The Authority may allow Premium FSI over and above the normally allowable FSI subject to a maximum of 1 (one) relating the same to the road width parameters as follows:-

Serial Number	Road Width	Premium FSI (% of normally allowable FSI)
(i)	18 metres and above (60 ' and above)	40%
(ii)	12 metres – below 18 metres (40 ' – below 60 ')	30%
(iii)	9 metres – below 12 metres (30 ' – below 40 ')	20%

The Premium FSI shall be allowed in specific areas as may be notified, subject to Guidelines and on collection of charge at the rates as may be prescribed by the Authority with the approval of the Government. The amount so collected towards the award of Premium FSI shall be remitted into the Government account to be allotted separately for this purpose for utilising it for infrastructure development in that area as may be directed by the Government."

Surjit K. Chaudhary,
Principal Secretary to Government.

// True Copy //

A. Usha Lakshmi
Section Officer. 9/9/09