

Roc.No.26294/10 LA2

Dated: 20.12.2010

CIRCULAR

Sub: Power delegation - Issue of planning permission and technical clearance –
Delegated – Regarding.

- Ref: 1. This office circular No.23821/1996/BA, dated 9.7.1996.
2. This office circular Roc.No.260/2008/BA1, dated: 5.2.2009.
3. This office proceedings Roc.No.9862/10BA1, dated: 14.6.2010

In the reference first cited certain powers were delegated to the Member Secretaries of the Composite Local Planning Authorities with respect to issue of planning permission for the building development.

In the reference second cited additional power delegation has been made to the Member Secretaries/Regional Deputy Directors.

In the proceedings 3rd cited above, powers have been delegated to the local bodies upto 4000 sq.ft. for residential buildings and upto 2000 sq.ft. for commercial building.

Now, it has been felt that it is very much vital to delegate further more powers to the MS/RDD, considering the outcome of the above delegation, which has helped the general public at large in reducing their travel time in commuting to the Head office from different parts of the State for obtaining planning permission for their proposals.

In this regard, the following delegation is made:

The following delegated powers shall be exercised subject to the condition that use zone restrictions, parameters of development, parking space, Detailed Development Plan regulations, layout conditions prescribed are satisfied and the DCR (in case of 9 corporations and its Local Planning Authority areas and the entire district of Kancheepuram and Tiruvallur) by the Member Secretaries of the Composite Local Planning Authorities and New Town Development Authorities in issuing planning permission/ technical clearance. The Regional Deputy Directors shall also exercise the same in their respective jurisdiction.

- 1) Residential buildings, group developments and special building upto 50 dwelling units with floor area not exceeding 2500 sq.m. to a maximum of 15m. height
- 2) Commercial buildings and institutional buildings to a maximum of 15m. height with floor area not exceeding 2500 sq.m.

The floor area mentioned above is the floor area taken up for FSI calculation.

- 3) School buildings with G+2 floors with area of any size with fulfillment of Justice Sampath Committee recommendations.

4) Issue of planning permission/technical clearance for all layouts to a maximum area of five acres in respect of corporation, municipal and town panchayat areas and a maximum extent of 10 acres in respect of rural areas.

5) All layouts related to Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, JNNURM, SIDCO, SIPCOT, Samathuvapuram, TSUNAMI and Adi-Dravidar Welfare irrespective of any area limit.

6) Sub-division of plots, amalgamation of plots and site approval subject to the satisfaction of norms. This will be subject to the minimum area and size as per Tamil Nadu District Municipalities Building Rules, 1972 and Tamil Nadu Panchayat Building Rules, 1997.

7) Any subsequent addition/ revision in the already approved plan/ layout also can be done within the prescribed limit of power delegation.

8) Relaxation of new scheme clauses for the following viz.,

Detailed Development Plan

8(viii) more than one dwelling and

15(i) site/sub-division/amalgamation approval

layout condition

(5) – more than one dwelling

within the above power delegation.

Further, periodical and cursory inspection will be undertaken by the officers of Head office and the Director of Town and Country Planning and deviations, if any, found will be viewed very seriously.

It should be ensured that final decision should be taken on the proposals within 30 days of receipt of application as per Government letter No.9027/UD4-1/2009-2, dated 16.10.2009.

This circular shall come into force with immediate effect.

The receipt of this circular should be acknowledged by return of post.

for Director of Town and Country Planning

To
All Member Secretaries of
Composite Local Planning Authorities and
New Town Development Authorities and
Regional Deputy Directors.

Copy to:

Joint Director and Assistant Directors, Head office
All Architectural Assistant/Planning Assistants and Supervisors – Head Office
Spare-1.