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**ABSTRACT**

Town Planning - Business Reforms Action Plan - 2019 - Risk Based Classification - Delegation of Powers for Site Inspection in Chennai Metropolitan Development Authority, DTCP and Local bodies - Orders Issued

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**HOUSING AND URBAN DEVELOPMENT [UD1(2)]DEPARTMENT**

**G.O.(Ms) No.86**

**Dated:14.6.2019**  
திருவள்ளூர் ஆண்டு 2050  
விகாரி வருடம், வைகாசி 31

Read:

From the Member Secretary, Chennai Metropolitan Development Authority Letter No M2/6985/2019, dated 6.6.2019.

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**ORDER:**

In the letter read above, the Member Secretary, Chennai Metropolitan Development Authority has informed that the Government of India has made the implementation of 'Ease of Doing Business' for the Planning Permission / Permit Applications received through 'Single Window' mandatory. The Guidance Bureau is Co-ordinating and implementing the system. The Member Secretary, Chennai Metropolitan Development Authority has informed that the classification of building has been made in Tamil Nadu Combined Development Building Rules, 2019 based on the density of development and site extent. The categorization of buildings as per the CDBR is Non High Rise Buildings and High Rise Buildings. Also, in Chennai Metropolitan Development Authority the delegation of powers has been issued for site inspection based on the risk assessment, considering the density of development and size of the site.

2. He has further informed that delegation of powers is being followed based on the density of development and site extent and risk based categorization of developments. The computerized auto allocation of inspectors has been designed in the system based on the geographical location within the Unit/Division assigned for that particular job.

3. The Member Secretary, Chennai Metropolitan Development Authority has requested the Government to issue orders to follow risk based classification of buildings and delegation of powers to the officials concerned accordingly.

4. The Government after careful examination accept the proposal of Member Secretary, Chennai Metropolitan Development Authority and designate the following officials to inspect the buildings in Chennai Metropolitan Area based on the risk assessment considering the density of development and size of the site indicated below :-

| <b>Non High Rise building</b> |                            |                                                                                                                             |                                          |
|-------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>Risk Category</b>          | <b>Type of development</b> | <b>Height of the Building and No. of Dwelling units.</b>                                                                    | <b>Inspection Level</b>                  |
| Low Risk                      | Residential                | Upto 12m height not exceeding 3 dwelling unit or 750 Sq.m. Built up Area                                                    | Assistant Planner or JE/AE at Local body |
|                               | Commercial                 | Upto 12m height not exceeding 300 sq.m of Built up Area                                                                     | Assistant Planner or JE/AE at Local body |
| Medium Risk                   | Residential                | More than 12m Height and less than 18.3 m Height or no. of dwelling                                                         | Assistant Planner                        |
| High Risk                     | Other developments.        | More than 300 sq.m. up to 7500 sq.m.                                                                                        | Deputy Planner.                          |
|                               | Residential                | More than 12m height and less than 18.3 Height or no. of dwelling units more than 50 up to 100 dwelling units.              |                                          |
|                               | Other developments.        | More than 7500 sq.m up to 30,000 sq.m                                                                                       | Deputy Planner                           |
|                               | Residential                | More than 12m Height and less than 18.3 Height or no. of dwelling units more than 100. (or) Site extent more than 1 hectare | Chief Planner                            |
|                               | Other developments         | More than 30,000 sq.m (or) site extent more than 1 hectare                                                                  | Chief Planner                            |
| <b>High Rise Building</b>     |                            |                                                                                                                             |                                          |
| High Risk                     | All developments           | upto 30 m height                                                                                                            | Assistant Planner                        |
|                               |                            | More than 30m and 60m height                                                                                                | Deputy Planner                           |
|                               |                            | More than 60 m height (or) Site extent more than 1 hectare                                                                  | Chief Planner                            |



5. The Government also adopts the same analogy for inspection of buildings in Directorate of Town and Country Planning Area also and designate the following officials in DTCP Area as detailed below:-

| <b>Non High Rise building</b> |                            |                                                                                                                             |                                           |
|-------------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Risk Category</b>          | <b>Type of development</b> | <b>Height of the Building and No. of Dwelling units.</b>                                                                    | <b>Inspection Level</b>                   |
| Low Risk                      | Residential                | Upto 12m height not exceeding 3 dwelling unit or 750 Sq.m. Built up Area                                                    | Assistant Director                        |
|                               | Commercial                 | Upto 12m height not exceeding 300 sq.m of Built up Area                                                                     | Assistant Director or JE/AE at Local body |
| Medium Risk                   | Residential                | More than 12m Height and less than 18.3 m Height or no. of dwelling                                                         | Assistant Director                        |
| High Risk                     | Other developments.        | More than 300 sq.m. up to 7500 sq.m.                                                                                        | Deputy Director                           |
|                               | Residential                | More than 12m height and less than 18.3 Height or no. of dwelling units more than 50 up to 100 dwelling units.              |                                           |
|                               | Other developments.        | More than 7500 sq.m up to 30,000 sq.m                                                                                       | Deputy Director                           |
|                               | Residential                | More than 12m Height and less than 18.3 Height or no. of dwelling units more than 100. (or) Site extent more than 1 hectare | Joint Director                            |
|                               | Other developments         | More than 30,000 sq.m (or) site extent more than 1 hectare                                                                  | Joint Director                            |
| <b>High Rise Building</b>     |                            |                                                                                                                             |                                           |
| High Risk                     | All developments           | upto 30 m height                                                                                                            | Assistant Director                        |
|                               |                            | More than 30m and 60m height                                                                                                | Deputy Director                           |
|                               |                            | More than 60 m height (or) Site extent more than 1 hectare                                                                  | Joint Director                            |

6. The above delegation and powers for site inspection are subject to revision based on the orders to be issued by the Government from time to time.

..4..

7. The Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority and Director of Town and Country Planning. are requested to pursue action accordingly.

**(By Order of the Governor)**

**S. Krishnan**

**Principal Secretary to Government**

To

The Principal Secretary to Government,  
Municipal Administration and Water Supply Department,  
Chennai - 9

The Principal Secretary to Government  
Rural Development and Panchayat Raj Department,  
Chennai - 9

The Principal Secretary/Member Secretary,  
Chennai Metropolitan Development Authority,  
Chennai-8.

The Director of Town and Country Planning,  
Chennai - 2

The Commissioner of Municipal Administration,  
Chennai - 5

The Director of Rural Development and Panchayat Raj,  
Chennai-15.

**Copy to:**

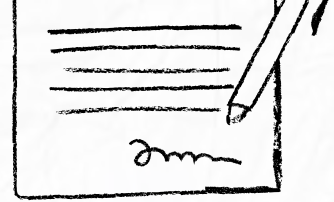
The Senior Personal Assistant to  
Hon'ble Deputy Chief Minister, Chennai-9.

The Principal Private Secretary to Principal Secretary to Government,  
HG&UD, Chennai-9.

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**// Forwarded by Order //**

*sep-m 14/6/19*  
**Section Officer.**



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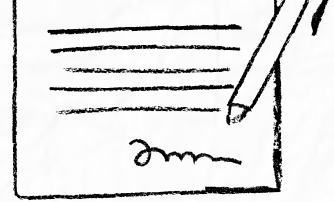
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