

PRESENT: THIRU VIKRAM KAPUR, I.A.S.,

Proc.No.RT/ 6398/09

Dated:23-06-2009

Sub: CMDA – APU – RT & A Division – Revised delegation of powers given for issue of Planning Permission for ordinary categories of buildings ('A' Channel cases) dealt with by CMDA to all Local Bodies falling within CMA – Orders – Issued.

Read: 1. A.P.Ms.No.120 dated 20.09.1977
2. A.P.Ms.No.132 dated 13.02.1978
3. A.P.Ms.No.3 dated 06.01.1979
4. Proc.No.M1/6975/82 dated 19.03.1982
5. Proc.No.M1/5021/85 dated 09.05.1985
6. G.O.Ms.No.85 H&UD dated 13.03.2007
7. G.O.Ms.No.130 H&UD dated 09.06.2008
8. Proc.No.RT/5039/08 A-D dated 04.09.2008
9. Proc.No.RT/3849/09 dated 21.05.2009.
10. CMDA A.R.No.67/09 dated 25.05.2009.

ORDER:

In exercise of the powers under Sub-Section (3) of Section 9-C of the T& CP Act 1971, CMDA by its proceedings cited above had delegated powers to the Local Bodies, at various time periods. The Authority in its AR No.67/09 dated 25.05.2009 vide reference 10th cited above has resolved to delegate the powers to all the Local Bodies within CMA for issue of Planning Permission for all the Ordinary Buildings ('A' Channel cases) dealt with by CMDA as follows:

“ The Authority resolved that powers to issue Planning Permission for the Ordinary Buildings ('A' Channel cases) dealt with by CMDA be delegated to all the Local Bodies falling within Chennai Metropolitan Area without any restrictions of the Special category areas like CRZ, Aquifer Recharge Area etc., as contained in the Development Regulations of Second Master Plan-2026, so as to facilitate quick disposal of all the Ordinary Building proposals and the empowerment of the Local Bodies.

The Authority, also resolved that all Local Bodies would take immediate steps to build the necessary capacity to deal with urban planning issues by recruiting specialised staff, wherever necessary, and undertaking training programmes for such staff, with the assistance of CMDA. The CMDA would also streamline its review mechanism for Local Bodies to ensure that the delegated planning and enforcement functions are properly exercised by the latter”.

Following are the 'A' Channel applications dealt with by CMDA.

- (a) Ordinary residential buildings falling under 'B' category of Development Regulations in PR, MR and Commercial parameters.
- (b) Ordinary commercial buildings falling under 'B' category of Development Regulations in PR, MR and Commercial parameters upto 300 sq.mt.

The above proposals shall also be considered for issue of Planning Permission in the following areas:

- Proposals falling within CRZ Areas
- Proposals falling within Aquifer recharge areas
- Proposals falling within Catchment areas
- Proposals falling within 1.5 Km. of proposed Airport Boundary
- Proposals falling within the distance of 50m on either side of the proposed Metro Rail Corridor
- Proposals falling along the main transportation corridors
- Proposals falling within the acquisition of land by the Government Agencies

The other 'A' Channel applications that were hitherto forwarded to CMDA by the local bodies shall henceforth be processed and disposed by the concerned local body based on the Development Regulations of the Second Master Plan.

2. The above delegation of powers is given to all the Local Bodies falling within CMA so as to facilitate quick disposal of all the Ordinary Building proposals and the empowerment of the Local Bodies. Further the Authority had also resolved that Planning Permission may be issued to all the above categories of buildings without any restrictions of Special category areas like CRZ and Aquifer Recharge Area etc., as indicated above. Therefore issue and refusal of Planning Permission shall be considered as per the above set procedures and guidelines.

3. The delegation of powers given earlier for taking enforcement action including locking and sealing of the premises under various sections of T&CP Act (not only for the above said developments but also for all types of developments including special buildings, group developments, Multistoreyed Building etc., continues and there is no change/modification made vide circular No.RT/12393/05 dated 27.04.2005).

4. The above order takes effect from 25.05.2009.

Sd/xxxx

MEMBER-SECRETARY

To

1. The Executive Officers of Town Panchayats / Commissioners of Municipalities, Panchayat Unions within CMA including Commissioners of Chennai Corporation, Executive Engineers of Zones (1 to X Zones)

- Copy to:**
1. The Secretary to Govt., H&UD Dept., Chennai-600 009.
 2. The Secretary to Govt., MAWS Dept., Chennai-600 009.
 3. The Secretary to Govt., RD&LA Dept., Chennai-600 009.
 4. Commissioner of Town Panchayats
Kuralagam, Chennai.
 5. Director of Rural Development & Panchayat Raj
Panagal Building, Saidapet, Chennai-600 015.
 6. The Collector, Chennai, Kancheepuram & Thiruvallur District.
 7. P.S. to VC, CMDA
 8. P.S. to MS, CMDA
 9. P.C. to Member & CP (SS).
 10. P.C. to CP (APU)
 11. P.C. to SP (RT&A Dn.)
 12. P.C. to SP (APU)
 13. P.C. to DP (A-Channel) APU.

/True Copy/Forwarded/By Order/

Bannayutta
24/6/09
ASSISTANT PLANNER

24/6/09