ABSTRACT

Urban Development – Simplification of procedure for approval of layout – Development of infrastructure works – Permitted to be carried out by the developers – Revised orders – Issued.

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Housing and Urban Development [UD4(1)] Department

G.O.(Ms).No.141 **Dated: 16.07.2022**
சுபகிருது, ஆனி 32,
திருவள்ளுவர் ஆண்டு 2053.
Read:

1. G.O.(Ms.)No.181, Housing and Urban Development (UD4(1)) Department, dated 09.12.2020.
2. From the President Kangeyam Real Estate Owners Association, Representation dated 20.09.2021.
3. From Tiruppur District Real Estate Owner's Association, Representation dated 20.12.2021.
4. From the Member-Secretary, Chennai Metropolitan Development Authority Letter No.L1/1809/2022, dated 21.02.2022.
5. From the Director of Town and Country Planning Letter No.56/2022-LA/TCP3, dated 05.03.2022.
6. From the President, Confederation of Real Estate Developers Association of India (CREDAI) Tamil Nadu Representation dated 29.03.2022.
7. From the President, Real Estate Owners Association of Erode, Representation dated 06.04.2022.

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ORDER:

In the Government order first read above, among others, orders were issued in para 5 (V) of the orders that while approving the layout in the Greater Chennai Corporation, the procedure of collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants shall be continued. The same procedure shall also be made applicable for all other Urban Local Bodies administered by the Commissionerate of Municipal Administration. After collecting the necessary fees the final layout sketch, permit of Planning Authority along with approval of Local Body shall be issued to the applicant(s) directly.

2. Subsequently, the Real Estate Owners Associations of Kangeyam and Tiruppur, Real Estate Owners Association of Erode district have represented that due to above Government Order, the layout promoters have to remit the necessary fees to the concerned Urban Local Body for providing amenities like roads, storm water drains and street lights. Urban Local Bodies are taking much time to provide such amenities. This has been causing delay in sale of plots and incurring huge loss. They have requested to allow that the layout developers to form road, storm water drain, street lights at their own expenses as it was done earlier and thereafter final approval be issued by the local bodies.

3. Further, Confederation of Real Estate Developers Association of India, Tamil Nadu have also represented to issue orders enabling all Local bodies including urban local bodies within the Commissionerate of Municipal Administration to collect the necessary fees and issue the final layout sketch, permission of planning by the planning authority along with the permit of local body to the applicants directly after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities and street lights.

4. The Director of Town and Country Planning and the Member-Secretary, Chennai Metropolitan Development Authority were consulted in this regard.

5. In the meeting held on 28.04.2022, consultation was made with the Municipal Administration and Water Supply Department, Directorate of Municipal Administration and Commissionerate of Town Panchayats and the following suggestions were made:-

i. May allow the owners / developers either to carry out Infrastructure Development works to the standards specified by the concerned local body or to pay the estimate cost to the local bodies.

ii. Concerned local body to prescribe the standards for the provisions of basic infrastructure like roads, drains, UGSS water supply etc. for the layout. Local body should satisfy before taking over these infrastructure.

iii. Reasonable period may be prescribed for up keep and maintenance of the roads and drains by the developer as being done by the contractors of the works.

iv. If the layouts have been developed in a slow pace, the maintenance period should be extended upto 60% of the plots have been sold out and developed in the layout.

Verified Peer Status

6. The Government have examined the hardships faced by the owners/ developers and after detailed deliberations have decided to issue revised orders for carrying out infrastructure development works by the owners / developers as follows:-

The owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners/ developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later.

7. The Member-Secretary, Chennai Metropolitan Development Authority and Director of Town and Country Planning are directed to pursue further action accordingly.

(BY ORDER OF THE GOVERNOR)

HITESH KUMAR S.MAKWANA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Additional Chief Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.
The Principal Secretary / Commissioner,
Greater Chennai Corporation,
Chennai-600 003.
The Principal Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.
The Director of Town and Country Planning,
Chennai-600 107.
The Member-secretary,
Chennai Metropolitan Development Authority,
Chennai – 600 008.

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The Director of Municipal Administration,
Chennai-600 028.
The Commissioner of Town Panchayat,
Chennai-600 028.

Copy to:

The Secretary-III to Government to Hon'ble Chief Minister, Chennai-9.
The Special Personal Assistant to Hon'ble Minister (MA),
Chennai-9.
The Special Personal Assistant to Hon'ble Minister (Housing and Urban Development), Chennai-9.
The Special Personal Assistant to Hon'ble Minister (RD), Chennai-9.
The Senior Principal Private Secretary to the Chief Secretary to Government, Chennai-9.
The Private Secretary to the Principal Secretary to Government,
Housing and Urban Development Department, Chennai-9.
Housing and Urban Development (OP1/Budget) Department,
Chennai-9.
Stock File / Spare Copy.

//FORWARDED BY ORDER//

16/7/2022

SECTION OFFICER.

16/7/22

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