ABSTRACT

Urban Development – Delegation of Powers to Local Bodies – Amendment - Orders – Issued.

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Housing and Urban Development [UD4(1)] Department

G.O.(Ms).No.265 **Dated : 21.12.2022**

சுபகிருது, மார்கழி 6,

திருவள்ளுவர் ஆண்டு 2053

Read

1. G.O.(Ms).No.154, Housing and Urban Development (UD4(3)) Department, dated 13.10.2020.
2. From the Director of Municipal Administration, Letter Roc.No.50977/ 2008/TP-2, dated 21.06.2022.
3. From Builders Association of India, Tambaram Centre, Representation dated 5.8.2022
4. From the Confederation of Real Estate Developers' Associations of India (CREDAI), Coimbatore, Representation dated 11.10.2022

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ORDER:

In the Government order 1st read above, the Government have issued orders to delegate the powers to Local Bodies (except Chennai) for grant of Planning Permission to residential buildings as follows:-

(i) Building plan for residential use of total built-up area upto 10,000 sq.ft. and upto 8 dwelling units not exceeding 12 meters in height upto Stilt + 3 Floors or Ground + 2 floors.

(ii) The existing delegation of powers for commercial building shall be continued.

2. In the letter 2nd read above, the Director of Municipal Administration has requested the Government to clarify whether the delegation of powers for grant of permission for residential use by executive authority for total built up area upto 10,000 sq.ft. is excluding or including the space left for vehicle parking in stilt and basement floors.

3. In the letter 3rd read above, the Builders Association of India, Tambaram Centre has requested the Government to issue specific instructions in the delegated powers upto 10,000 sq.ft. is for FSI area only and Stilt floor is non FSI which is not included in 10,000 sq.ft.

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4. In the letter 4th read above, the Confederation of Real Estate Developers' Associations of India (CREDAI), Coimbatore has also requested to clarify that the area for approval be considered as FSI area and not as built-up area.

5. The Government after careful examination on the above subject accord orders to amend para 3(i) in the G.O.(Ms).No.154, Housing and Urban Development (UD4(3)) Department, dated 13.10.2020 as follows:-

"Building plan for residential use of total FSI area upto 10,000 sq.ft. and upto 8 dwelling units not exceeding 12 meters in height upto Stilt + 3 Floors or Ground + 2 floors."

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

(BY ORDER OF THE GOVERNOR)

APOORVA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning,
Chennai-600 107.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai-600 008.
The Additional Chief Secretary to Government,
Municipal Administration and Water Supply department,
Chennai-600 009.
The Principal Secretary to Government,
Rural Development and Panchayat Raj department,
Chennai-600 009.
The Principal Secretary/Commissioner, Greater Chennai Corporation,
Chennai-600 003.
The Director of Municipal Administration, Chennai-600 028.

Copy to:

The Special Personal Assistant to Hon'ble Minister for Housing and Urban Development, Chennai- 600 009.
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Housing and Urban Development (Budget/OP-1) Department,
Chennai-600 009.
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//FORWARDED BY ORDER//

21/12/22

SECTION OFFICER.

21/12/22

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