



ABSTRACT

Rural Development and Panchayat Raj Department – Gradation of Village Panchayats and Rationalisation of Fees for Building Plan Approvals under Self-Certification Module in Online Building Plan Approval in the Single Window Portal - Orders - Issued.

Rural Development and Panchayat Raj (PR-II) Department

G.O.(Ms.) No.119

Dated: 16.07.2024

குரோதி ஆனி 32,
திருவள்ளூர் ஆண்டு 2055.

Read:

- 1 G.O (Ms) No. 106, Rural Development and Panchayat Raj (PR.3) department dated 17.08.2023.
- 2 Announcement made by Hon'ble Minister for Finance and Human Resources Management, during the budget speech 2024-25.
- 3 From the Director of Rural Development and Panchayat Raj Letter No.4870/2024/PRI-2.2 dated 29.06.2024.

ORDER:-

The Hon'ble Minister for Finance and Human Resources Management has made the following announcement in the Budget Speech for the year 2024-25 in the Legislative Assembly on 19.02.2024 as follows:

“157. A new module integrated in the Single Window System will be introduced to facilitate sanction of building permission based on self-certificate, without requirement of completion certificate. Plot sizes up to 2,500 sq.ft. and built-up area up to 3,500 sq.ft for the construction of residential structures having ground or ground plus one floor will be eligible for instant registration without the requirements of building permission”.

2. The Director of Rural Development and Panchayat Raj in his letter third read above has sent the proposal for Gradation of Village Panchayats and Rationalisation of Fees for Building Plan Approvals under Self-Certification Module in Online Building Plan Approval in the Single Window Portal. He has stated that the Housing and Urban Development Department, Government of

(P.T.O)

Tamil Nadu had launched the Single Window Portal for facilitating planning permission issued by various local bodies and Directorate of Town and Country Planning – Chennai Metropolitan Development Authority. In this regard, the Government has proposed to introduce the Self-Certification based approval for residential buildings of having plot area upto 2,500 Sq. ft and built-up area upto 3,500 Sq. ft. (Ground or Ground plus one floor). Subsequently, during the discussions held with the Head of the Department of Municipal Administration, Greater Chennai Corporation, Town Panchayats and Rural Development and Panchayat Raj, it was requested to formalise and standardise the fee to be levied on issuing building approvals through the Self-Certification module.

3. The Director of Rural Development and Panchayat Raj has further stated that it has been observed that different Village Panchayats have adopted different rates based on their Village Panchayat resolution. Apart from the rates, it has been observed that Village Panchayats are levying various other charges under different heads. The Government of Tamil Nadu has launched the Online Single Window Portal for Planning Permission, facilitating approvals for building and layout permissions in a seamless manner integrating all relevant departments viz. Directorate of Town and Country Planning, Chennai Metropolitan Development Authority, Greater Chennai Corporation, Municipal Administration, Town Panchayats, and Rural Development and Panchayat Raj Department in one portal. The portal facilitates submission of applications, payment of fees, processing of application and inspection by the local body in a comprehensive manner.

4. Based on the analysis of the applications received in the Online Single Window Portal for Planning Permission, a major portion of the approvals issued by the Village Panchayats as on date falls within the criteria of self-certification module proposed i.e. under 2,500 Sq. ft plot area, under 3,500 Sq. ft built-up area and Ground or Ground plus one floor. Thus, a need has arisen to streamline the Building Plan approvals across the State and bring in uniformity. Thus, a Self-Certification Module has been enabled under the Online Single window portal for Building Plan Permission. This Self-Certification Module shall be applicable only to residential buildings in the Online Single Window Portal.

The following are the key benefits of the proposed self-certification module in Online Single Window Portal:

- 1) Simplification of application and procedure for obtaining building plan approval for residential buildings.
- 2) Avoidance of delays in obtaining building plan approval.
- 3) Simplification of payment of charges for building plan approval.
- 4) Post-approval inspections can be carried out.
- 5) Avoiding intermediaries in obtaining building plan approval. Common citizens can directly apply and obtain self-certification.

The process of obtaining Self-Certification has been simplified with the submission of the following 5 essential Documents:

- 1) Building Plan duly signed by Registered Professional (in PDF Format).

- 2) Registered Sale Deed in favour of the applicant.
- 3) Patta in favour of the applicant.
- 4) Approved Layout Document.
- 5) Site Photograph.

5. To roll out the Self-Certification module, it has been considered essential to rationalise the fees and head of charges levied taking into account reasonability as well as uniformity among the Village Panchayats in comparison to the Urban Local Bodies. Further, the existing fee provision under the Non Self-Certification route of Building Plan Approval for residential buildings shall be amended in future. In this context, it is essential to grade Village Panchayats according to the charges currently being levied and factors of Peri-urban characteristics and the jurisdiction of the planning authority.

6. In the Government Order first read above, orders have been issued permitting activities to be undertaken in 690 Village Panchayats declared as Peri-Urban Village Panchayats. The Village Panchayats in the above said Government Order are areas of high growth and transformation of land use from Rural to Urban. These Village Panchayats adjoining the Corporations and Municipalities face challenges of Solid Waste, Liquid waste management and other civic amenities like maintenance of streetlight, roads, etc. The charges levied in Village Panchayats of the above said category for building plan approval have been considered and the following gradation of Village Panchayats in the State is proposed for the purpose of levy of charges for building plan approval.

Table I : Gradation of Village Panchayats

Category	Categorisation	No. of Village Panchayats
A	Peri Urban Village Panchayats in CMDA Limit (as indicated in the Government Order (Ms) No. 106 RD & PR (PR-3) Dept, dated 17.08.2023)	78
B	Peri-Urban Village Panchayats in other areas	612
C	Other Village Panchayats in CMDA limit	44
D	Rest of the Village Panchayats	11,791
Total		12,525

The tentative rates proposed for Corporations, Municipalities and Town Panchayats have been considered and analysed and the charges levied by Planning Authority.

Based on the Categorisation of Village, the following rates have been arrived at after considering the Development charges, Building Plan Approval fees as summed below:

Table II : Rates proposed

Category	Categorisation of VPs	Rate per Sq. m (in Rs.)	Rate per Sq. ft (in Rs.)
A	Peri Urban Village Panchayats in CMDA Limit	290	27
B	Peri Urban Village Panchayats in other Areas	269	25
C	Other Village Panchayats in CMDA Limit	237	22
D	Rest of the Village Panchayats	162	15

The charges mentioned are exclusive of the Construction Workers Welfare Fund under the Tamil Nadu Manual Workers (Regulation of Employment and Conditions of Work) Act, 1982 and the Tamil Nadu Manual Workers (Construction Workers) Welfare Scheme. This Construction Workers Welfare Fund charges shall be collected separately in the self-certification module. Out of the Development charges collected in the Category A and C - CMDA Village Panchayats, 25% charges shall be remitted to the Chennai Metropolitan Development Authority as per existing orders.

7. The Director of Rural Development and Panchayat Raj has therefore requested the Government to issue necessary orders early. He has also requested that the Additional Chief Secretary to Government, Rural Development and Panchayat Raj Department may be empowered to issue necessary modifications from time to time in consultation with the Director, Rural Development and Panchayat Raj in this regard.

8. The Government after careful examination, have decided to accept the proposal of the Director of Rural Development and Panchayat Raj for Gradation of Village Panchayats and Rationalisation of Fees for Building Plan Approvals under Self-Certification Module in Online Building Plan Approval in the Single Window. Portal and issue the following orders:

(i) Based on the categorisation of villages, the rates of Development charges & Building Plan Approval fees are fixed as follows:

Table – III : Rates of Development Charges & Building Plan Approval

Category	Categorisation of VPs	Rate per Sq. m (in Rs.)	Rate per Sq. ft (in Rs.)
A	Peri Urban Village Panchayats in CMDA Limit	290	27

B	Peri Urban Village Panchayats in other Areas	269	25
C	Other Village Panchayats in CMDA Limit	237	22
D	Rest of the Village Panchayats	162	15

(ii) The charges mentioned in sub para (i) of para 8 above are exclusive of the Construction Workers Welfare Fund under the Tamil Nadu Manual Workers (Regulation of Employment and Conditions of Work) Act, 1982 and the Tamil Nadu Manual Workers (Construction Workers) Welfare Scheme. This Construction Workers Welfare Fund charges shall be collected separately in the self-certification module.

(iii) The Additional Chief Secretary to Government, Rural Development and Panchayat Raj Department is empowered to issue necessary modifications from time to time in consultation with the Director, Rural Development and Panchayat Raj in this regard.

(BY ORDER OF THE GOVERNOR)

**GAGANDEEP SINGH BEDI,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.**

To

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

The Housing and Urban Development Department, Chennai -9.

All District Collectors (except Chennai) (thro' Director of Rural Development and Panchayat Raj)

Copy to:

The Special P.A. to Hon'ble Minister (Rural Development),
Chennai -9.

The Labour Welfare and Skill Development Department, Chennai 9.

The Municipal Administration and Water Supply Department, Chennai -9.

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Nand
16.7.2024
SECTION OFFICER

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