Office of the Commissioner of
Town and Country Planning,
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www.tn.gov.in/dtcp
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Roc.No. 17694/2013/Spl. Dated. 11.11.2013

CIRCULAR

Sub: Office of the Commissioner of Town And Country Planning, Chennai-2 - Power delegation Issue of Planning Permission and technical clearance - power delegated - certain modification issual - regarding.

Ref:
1. G.O.Ms.No.754, Rural Development and Local Administration department, dated:07.5.1979
2. G.O.Ms.No.664, Rural Development and Local Administration department, dated:26.4.1984 (Rules relating to prohibiting or regulating the grant of licenses and permission)
3. Director of Town and Country Planning Circular letter Roc No.23821/96/BA, dated: 09.7.1996
4. Director of Town and Country Planning Circular letter Roc No.26294/10/LA2, dated: 20.12.2010
5. G.O.Ms. No.302, Housing and Urban Development (UD4-1), department, dated:29.12.10.

With reference to the Government Order in the 1 & 2nd cited, certain powers were delegated to the Regional Deputy Director/Assistant Director of Town and Country Planning to grant installation permission in non-planning areas.

The Director of Town and Country Planning Circular letter in the 3rd cited, Powers were delegated to Member Secretaries of Local Planning Authority/ New Town Development Authority to issue Planning Permission to industrial buildings and institutional buildings in planning areas with Ground floor + 1st Floor with the floor area of any size.

In the Director of Town and Country Planning Circular letter in the 4th cited, Powers were delegated to Member Secretaries of Local Planning Authority/ New Town Development Authority and also to Regional Deputy Directors to issue Planning Permission/Technical clearance only to Special Buildings except Residential Group Development Buildings. Inspection was made at Chengalpattu Regional Office, Mamallapuram Local Planning Authority, and Coimbatore Regional Office, it is observed that many Group developments proposals other

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than residential, are given technical Clearance which is violation of power delegations and reiterate previous power delegations.

Hence all the sub-ordinate officers are instructed to send the list of Group development proposals approved at the sub-ordinate officers level against the above power delegations.

In the Government Order 5th cited, an amendment was issued under Town and Country Planning Act 1971-section 47A, which stipulates that " for any development on any land, an area other than planning area, the local authority shall before according permission, shall obtain the prior concurrence of the Director".

According to the power provision as in the para 5th cited, the following modified power delegation is issued to all Sub-ordinate offices to issue planning permission/technical clearance in planning and non-planning areas.

" All Industrial Buildings, School Buildings with G+2 floors and other Educational buildings,"- proposed in total built-up area not exceeding 25000 Sq.ft. including the area of existing buildings in the premises".

"If the builtup area of the proposal exceeds more than the above power delegation, such proposal should be referred to the Director of Town and Country Planning for approval".

The Circular comes into force with immediate effect.

The receipt of this Circular should be acknowledged by return of post.

(Sd)/-A.Karthik
Commissioner of Town and Country Planning

To:
All Regional Deputy Directors/
Member Secretaries /
Local Planning Authority &
New Town Development Authority's

Copy to:
Assistant Directors,
Planning Assistants &
Supervisors of Head quarters.

/Forwarded by Order/

Assistant Director of Town and Country Planning

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