Office of the Director of Town and Country Planning,
807, Anna Salai, Chennai – 600 002.

Roc. No.24935/10 GR Dated: 7.3.2011

Circular

Sub: Town and Country Planning – Insertion of new section 47(A) in the Tamil Nadu Town and Country Planning Act 1971 with regard to conversion of wet land into other purposes – Guidelines issued – Regarding.

Ref: 1) Act No.46 of 2010 of the Tamil Nadu Legislative Assembly received the assent of the Governor on the 29th November 2008 and published in the Tamil Nadu Government Gazette

2) G.O.(Ms.) No.302Housing and Urban Development (UD4-1) Department, Dated: 29.12.2010

In the reference first cited, Government has amended the Tamil Nadu Town and Country Planning Act, 1971, which came into effect on the 1st day of January 2011 by inserting a new section 47(A) to control the development of land in an area other than planning area and sub-section (3) of the said section enables for prior concurrence of the District Collector while converting wet land into other uses. Also, sub-section (3) provides for prescribed guidelines to be framed for this purpose.

In this regard, the following guidelines have been suggested by this department which shall be followed while according concurrence for conversion of wet land.

Inspection to be made by the District Collector with Regional Deputy Director and other officials as the Collector deems necessary and give his/her considering the following issues in his/her inspection report

1) The surrounding development around the proposed site has to be taken into consideration.
2) Details on the assured irrigation source/ ayacut
3) Present status of cultivation and for how long cultivation is not being carried out.
4) It should be ensured that due to forming of layout or construction of buildings, the irrigation canals and distribution channels are not obstructed and affected, thereby depleting ground water level, inundation of nearby areas, problems of sanitation and waste water disposal does not arise.

These guidelines shall come into immediate effect. The above circular shall be acknowledged by return of post.

for Director of Town and Country Planning

To
All the District Collectors.
All RDDs.

Copy to:
E-Governance,
Joint Director, All Assistant Directors, Head office

Verified RealEstate™