ABSTRACT

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

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Housing and Urban Development [UD4(3)] Department

G.O.(Ms).No.154 **Dated:13.10.2020**

சார்வரி, புரட்டாசி 27,
திருவள்ளுவர் ஆண்டு 2051.

Read:

1. G.O.(Ms).No.18, Municipal Administration and Water Supply department, dated 04.02.2019.
2. From the Director of Town and Country Planning Letter Roc.No.7671/2020-T, dated 12.10.2020.

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ORDER:

In the Government order first read above, the Government have framed the Tamil Nadu Combined Development and Building Rules, 2019 and is under implementation from 04.02.2019. The existing delegation of power to Local Bodies (except Chennai) for approval of Building Plan is as follows:-

(a) Building plan for residential use of total built-up area upto 7,000 sq.ft., and upto 8 dwelling units, not exceeding 12 meters in height and upto Stilt + 3 Floors or Ground + 2 floors and Building plan for commercial use of total built-up area upto 300 Sq.m not exceeding 12 meters in height for other Local Bodies within Chennai Metropolitan Area and 2000 sq.ft. and upto Stilt + 2 Floors or Ground + 1 floor for Other Local Bodies in the state.

(b) Building plans exceeding the above limits and all building plans of other categories of buildings and all layout plans by Chennai Metropolitan Development Authority or Town and Country Planning Department, as the case maybe.

2. In the letter 2nd read above, the Director of Town and Country Planning has stated that Confederation of Real Estate Developers Association of India (CREDAI), Tamil Nadu has represented that in order to simplify the process of grant of planning permission for small buildings, increase in power delegation to the local bodies need to be given. Based on the request of the CREDAI, the Director of Town and Country Planning has requested the Government to increase the present delegation of powers to Local Bodies in

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the context of simplification for issue of Planning Permission for 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.

3. The Government after careful consideration of the proposal of the Director of Town and Country Planning accept the same and 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.

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

(BY ORDER OF THE GOVERNOR)

RAJESH LAKHONI,
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Director of Town and Country Planning, Chennai-600 002.
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai-600008.
The Additional Chief Secretary to Government,
Municipal Administration and Water Supply department, Chennai-600009.
The Additional Chief Secretary to Government,
Rural Development and Panchayat Raj department, Chennai-600009.
The Commissioner, Greater Chennai Corporation, Chennai-3

Copy to:

The Chief Minister's office, Chennai- 600 009.
The Secretary to Chief Minister, Chennai- 600 009.
The O/o. Deputy Chief Minister, Chennai-600 009.
The Deputy Secretary to Deputy Chief Minister, Chennai-600 009.
The Personal Clerk to Principal Secretary to Government,
Housing and Urban Development Department, Chennai-600 009.
SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER

13/10/22

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