ABSTRACT

Town Planning – Business Reforms Action Plan – 2019 – Risk Based Classification – Delegation of Powers for Site Inspection in Chennai Metropolitan Development Authority, DTCP and Local bodies – Orders Issued

==========

HOUSING AND URBAN DEVELOPMENT [UD1(2)]DEPARTMENT

G.O.(Ms) No.86

Dated:14.6.2019
திருவள்ளுவர் ஆண்டு 2050
விகாரி வருடம், வைகாசி 31

Read:

From the Member Secretary, Chennai Metropolitan Development Authority Letter No M2/6985/2019, dated 6.6.2019.

====

ORDER:

In the letter read above, the Member Secretary, Chennai Metropolitan Development Authority has informed that the Government of India has made the implementation of 'Ease of Doing Business' for the Planning Permission / Permit Applications received through 'Single Window' mandatory. The Guidance Bureau is Co-ordinating and implementing the system. The Member Secretary, Chennai Metropolitan Development Authority has informed that the classification of building has been made in Tamil Nadu Combined Development Building Rules, 2019 based on the density of development and site extent. The categorization of buildings as per the CDBR is Non High Rise Buildings and High Rise Buildings. Also, in Chennai Metropolitan Development Authority the delegation of powers has been issued for site inspection based on the risk assessment, considering the density of development and size of the site.

2. He has further informed that delegation of powers is being followed based on the density of development and site extent and risk based categorization of developments. The computerized auto allocation of inspectors has been designed in the system based on the geographical location within the Unit/Division assigned for that particular job.

2..

Verified by RealEstate™

3. The Member Secretary, Chennai Metropolitan Development Authority has requested the Government to issue orders to follow risk based classification of buildings and delegation of powers to the officials concerned accordingly.

4. The Government after careful examination accept the proposal of Member Secretary, Chennai Metropolitan Development Authority and designate the following officials to inspect the buildings in Chennai Metropolitan Area based on the risk assessment considering the density of development and size of the site indicated below :-

Non High Rise building			
Risk Category	**Type of development**	**Height of the Building and No. of Dwelling units.**	**Inspection Level**
Low Risk	Residential	Upto 12m height not exceeding 3 dwelling unit or 750 Sq.m. Built up Area	Assistant Planner or JE/AE at Local body
	Commercial	Upto 12m height not exceeding 300 sq.m of Built up Area	Assistant Planner or JE/AE at Local body
Medium Risk	Residential	More than 12m Height and less than 18.3 m Height or no. of dwelling	Assistant Planner
High Risk	Other developments.	More than 300 sq.m. up to 7500 sq.m.	Deputy Planner.
	Residential	More than 12m height and less than 18.3 Height or no. of dwelling units more than 50 up to 100 dwelling units.	
	Other developments.	More than 7500 sq.m up to 30,000 sq.m	Deputy Planner
	Residential	More than 12m Height and less than 18.3 Height or no. of dwelling units more than 100. (or) Site extent more than 1 hectare	Chief Planner
	Other developments	More than 30,000 sq.m (or) site extent more than 1 hectare	Chief Planner
High Rise Building			
High Risk	All developments	upto 30 m height	Assistant Planner
		More than 30m and 60m height	Deputy Planner
		More than 60 m height (or) Site extent more than 1 hectare	Chief Planner

5. The Government also adopts the same analogy for inspection of buildings in Directorate of Town and Country Planning Area also and designate the following officials in DTCP Area as detailed below:-

Non High Rise building			
Risk Category	**Type of development**	**Height of the Building and No. of Dwelling units.**	**Inspection Level**
Low Risk	Residential	Upto 12m height not exceeding 3 dwelling unit or 750 Sq.m. Built up Area	Assistant Director
	Commercial	Upto 12m height not exceeding 300 sq.m of Built up Area	Assistant Director or JE/AE at Local body
Medium Risk	Residential	More than 12m Height and less than 18.3 m Height or no. of dwelling	Assistant Director
High Risk	Other developments.	More than 300 sq.m. up to 7500 sq.m.	Deputy Director
	Residential	More than 12m height and less than 18.3 Height or no. of dwelling units more than 50 up to 100 dwelling units.	
	Other developments.	More than 7500 sq.m up to 30,000 sq.m	Deputy Director
	Residential	More than 12m Height and less than 18.3 Height or no. of dwelling units more than 100. (or) Site extent more than 1 hectare	Joint Director
	Other developments	More than 30,000 sq.m (or) site extent more than 1 hectare	Joint Director
High Rise Building			
High Risk	All developments	upto 30 m height	Assistant Director
		More than 30m and 60m height	Deputy Director
		More than 60 m height (or) Site extent more than 1 hectare	Joint Director

6. The above delegation and powers for site inspection are subject to revision based on the orders to be issued by the Government from time to time.

4..

Verified by RealEstate

7. The Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority and Director of Town and Country Planning. are requested to pursue action accordingly.

(By Order of the Governor)

S. Krishnan
Principal Secretary to Government

To
The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai – 9
The Principal Secretary to Government
Rural Development and Panchayat Raj Department,
Chennai – 9
The Principal Secretary/Member Secretary,
Chennai Metropolitan Development Authority,
Chennai-8.
The Director of Town and Country Planning,
Chennai – 2
The Commissioner of Municipal Administration,
Chennai – 5
The Director of Rural Development and Panchayat Raj,
Chennai-15.

Copy to:

The Senior Personal Assistant to
Hon'ble Deputy Chief Minister, Chennai-9.
The Principal Private Secretary to Principal Secretary to Government,
HG&UD, Chennai-9.

Stock File /Spare Copy.

// Forwarded by Order //

14/6/19

Section Officer.

Verified RealEstate