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

Roc. No. 23152/11/GR Dated : 12.10.2011

Sub : Issue of planning permission and technical clearance – Permission for any development of land in an area other than planning area – Enactment of section 47(A) - Prior concurrence of the Director – Instructions - Regarding.

Ref: 1) This office proceedings Roc.No. 9862/10BA1, dated 17.02.2011
2) This office circular Roc. No.26294/10 LA2, dated:20.12.2010 and Roc. No. 20446/11BA1, dated: 24.8.2011
3) Act No. 46 of 2010.

In the reference first cited, certain powers have been delegated to the local bodies under the jurisdiction of the local planning authorities and new town development authorities for issue of planning permission, site approval and building licence limiting to 4000 sq.ft. for residential purpose and 2000 sq.ft. for commercial buildings.

In the reference second cited, additional powers have been delegated to the Member Secretaries of Local Planning Authorities and New Town Development Authorities and Regional Deputy Directors for issue of planning permission/technical clearance.

The enactment of the amended section 47(A) of the Tamil Nadu Town and Country Planning Act, 1971 emphasizes to obtain permission from the local authority for development of any land which are not covered by planning area and to obtain prior concurrence of the Director for such a development.

As per the said section, prior concurrence of the Director is necessary for any development in the areas not covered under planning area, all the Regional Deputy Directors are instructed to advise the local bodies under their jurisdiction to obtain prior concurrence for the development.

Also, such prior concurrence should be issued within the power delegation made in the reference 2nd cited and any activity beyond the said delegation should be referred to the Director even the local body seeking technical clearance from the regional office under section 47-A of Town and Country Planning Act.

This circular comes into force with immediate effect and the receipt of the same should be acknowledged immediately.

for Director of Town and Country Planning

To
All the Regional Deputy Directors and Member Secretaries of
Local Planning Authorities and New Town Development Authorities
Copy to:
Additional Director,
Joint Director and all Assistant Directors
Planning Assistants and Supervisors.

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