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

Roc.No.4367/2019-BA2 Dated: 7.3.2019.

CIRCULAR

Sub: Grant of planning permission - Power delegation to field officers of this department– Orders issued – Regarding.

Ref: Tamil Nadu Combined Development and Building Rules(TNCDBR), 2019 notified vide G.O.Ms.No.18, Municipal Administration and Water Supply (MA.1) Department, dated:04.02.2019 and published vide TNGG Extraordinary–Part III – Section 1(a), dated:04.02.2019.

Consequent to the notification of Tamil Nadu Combined Development and Building Rules(TNCDBR), 2019 in the Tamil Nadu Government Gazette first cited above and as per Rule No.5(2) of the said rules, the following power delegation is made to the Member Secretaries of all the Composite Local Planning Authorities, New Town Development Authorities and all the Regional Deputy Directors/ Assistant Directors in respect of granting planning permission. This order is issued in supersession of all the earlier orders issued with respect to power delegation to the field officers for grant of planning permission.

(a) Residential, commercial and institutional use non-high rise category of buildings of one or more blocks when total FSI area of all the buildings put together does not exceed 2500 sq.m. However, in any case height of each building should not exceed 18.3m.

(b) **In case of Industrial buildings in plots of approved industrial layouts of SIPCOT/SIDCO:** Manufacturing factory shed/sheds having only Ground floor upto 10,000 sq.m. of floor area along with additional buildings like office, canteen and any other structure which are for incidental use of the main factory shed/ sheds provided that if the total FSI area of the said additional incidental use buildings put together does not exceed 15% of the total FSI area of the main manufacturing factory shed/ sheds. Provided further that, in no case, height of each building does not exceed 18.3m. In case, if the proposal does not have any main factory shed limiting to only ground floor but involves buildings having more than one floor then, the field officer can grant permission only when the total FSI area of all buildings put together does not exceed 2500 sq.m. However, in any case height of each building should not exceed 18.3m.

(c) **In case of industrial buildings in plots/ sites other than SIPCOT/SIDCO layouts:** One or more blocks of buildings when the total FSI area of all buildings put together does not exceed 2500 sq.m. and height of each building does not exceed 18.3m.

(d) Building proposals exceeding the limits as specified in items (a), (b) & (c) above shall be forwarded to Commissioner of Town and Country Planning(CTCP) for concurrence.

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(e) Annexure-XVIII – Zoning Regulations of the TNCDBR, 2019 provides various accessory uses which can be permitted under each land use zone. The field officers are delegated with powers to grant permission for the said accessory uses, if the site complies with corresponding land use zone of the Master Plan/DD Plan subject to the floor area restrictions as pointed out in the items (a), (b) and (c) above.

(f) Layouts/Sub-division of land to an extent upto 5 acres in respect of urban areas (areas of corporations, municipalities and town panchayats) and upto 10 acres in respect of rural areas (areas of village panchayats). If the layout/sub-division proposal is more than the above limit, then it shall be forwarded to the CTCP for approval. In any case, splitting of the site, owned by the same applicant or by an individual who is one of the members of the family of the same applicant, into portions within the above limits of extent for grant of approval in phased manner by the field officer himself is prohibited.

(g) Rule Nos.41(1) and 47(6) of the TNDCBR, 2019 provide that for the proposal of building or layout/sub-division, the applicant can exercise option to pay the amount in guideline value in lieu of allocation of 10% OSR for community recreational purposes, if the site extent is between 3000 sq.m and 10,000 sq.m. In such cases, power is delegated to the field officers to grant permission to pay the amount by the applicant.

(h) Rule No.73 of the TNCDBR, 2019 gives Transitory provisions. This power delegation order is applicable for applications to be dealt with under TNCDBR, 2019. In case of applications being dealt with under old rules, the old power delegation orders will hold good.

Sd/- Rajesh Lakhoni
Commissioner of Town and Country Planning(FAC)

To:
The Member Secretary of all the composite LPAs, NTDAs and all the Regional DDs/ADs.
Copy to:
All DDs, ADs, DD(Admn)(i/c), RO, AO, AAO, all Planning Assistants, Supervisors and Research Assistants of the Head Office.

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