Office of the Commissioner of
Town and Country Planning,
807, Anna Salai, Chennai-2.

Circular

Roc. No.17814/2013/BA1 Dated: 2.9.2013

Sub: Planning permission proposals for professional consulting offices – Proposals should be mentioned with specific terms – Instructions issued – Regarding.

Ref: G.O.Ms.No.1730, RD&LA department, dated: 24.7.1974.

It is observed that many proposals are received requesting permission for "professional consulting offices" in primary residential, mixed residential use zones without mentioning the actual nature of consultancy proposed to be provided. Even some proposals are for a larger floor area of 3000 sq.m.(Ground + 3 floors). The professional consulting office may be for a lawyer's consultation office, architect's/ engineer's consultancy office or auditor's office or any other similar consultancy office. But, it is observed that, in reality, such buildings after construction are used for commercial purposes or clinic, dispensary, health centre, hospital. Since, permission cannot be obtained for large commercial buildings or for a hospital in primary residential and mixed residential use zones, applicants are seeking permission by merely putting professional consultancy office in the title of the drawing which is later to be used as commercial buildings/hospital etc. This causes concern in the primary residential and mixed residential use areas.

In the CMDA Development Regulations, professional consulting offices and incidental uses thereto occupying a floor area not exceeding 40 sq.m is alone permissible under primary residential use zone. Professional consulting office without restriction of floor area is permissible under mixed residential use zone only with special sanction of the CMDA. Otherwise, professional consulting office without restriction of floor area is normally permissible under commercial use zone only.

In these circumstances it is informed that any proposal for professional consulting office whether the floor area is within the power delegation of the field office or the proposal has to be forwarded to head office for approval shall contain the details of specific mention about the consulting activity of that proposal and if the specific consultancy activity is not mentioned in the proposal/ plan, it will be construed as a commercial activity only and scurtinised accordingly.

The above instruction should be followed scrupulously and acknowledgement for the receipt of this circular shall be sent.

(sd/-) A.Karthik,
Commissioner of Town and Country Planning

To
All the subordinate offices.
Copy to:
All the Assistant Directors and
Planning Assistants and Supervisors of Head office.

/forwarded/by order/

4/9/13
Assistant Director

Verified Properties