ABSTRACT

Land - Formation of Building Committee under the Chairmanship of the Chief Secretary for sanction of approval of new building/development of existing buildings to occupy the maximum (FSI) Floor Space Index instead of allotting individual plots to the department - orders issued.

Revenue and Disaster Management Department,
Land Disposal Wing, LD3(1) Section

G.O.(Ms)No.72 **Dated: 10.02.2022**

பிலவ வருடம், தை 28,
திருவள்ளுவர் ஆண்டு 2053

Read:-

From the Commissioner of Land Administration
D.O. Letter No.A1/1298180/2021, dated 13.08.2021.

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ORDER:

In the letter first read above, the Commissioner of Land Administration has requested to aggregate buildings planned to occupy the maximum FSI and accommodating multiple departments instead of allotting individual plots to the department.

2. Based on the request of Commissioner of Land Administration, a meeting was convened on 27.10.2021 under the Chairmanship of the Additional Chief Secretary (Finance) in order to optimize the utilisation of scarce land in Chennai city and other Municipal Corporations and District Headquarters the concept of better land utilisation policy was discussed in detail and the following decisions were taken:-

(a) A Buildings Committee shall be formed on the lines of the Staff Committee (with Finance, Public Works Department, Housing and Urban Development, Revenue and Disaster Management Secretaries) for approving the sanction of new buildings/ redevelopment of existing buildings or premises, taking into account the overall requirement of building space, availability of land and planning rules.

(b) Public Works Department shall consolidate the building requirement of all the Departments including the head offices and field offices.

(c) Public Works Department shall also analyse the existing old buildings from the point of view of condemnation and re-development.

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(d) Revenue Department shall identify the land parcels in Chennai City suburban areas and other major cities for development as office complex. All future office buildings will ensure that full FSI is utilised while planning such complexes. Request for new offices of all departments and other Government Agencies/ Societies will be routed through the building committee to ensure that land use is optimised.

(e) PWD and Revenue Department shall jointly work out the redevelopment plan based on the PWD building register for Chennai city and suburban areas, looking into the older and sub-optimal buildings and propose for redevelopment optimally for the benefit of the public.

(f) The other building owning agencies like TNHB, Chennai Metro Development Authority must indicate the space available for rental basis for Government departments and the premises can be taken on lease, while redeveloping any existing office/office complex.

(g) Similar exercise to be taken up in each District Headquarters by the District Collectors assisted by the EE-Buildings and District Revenue Officers. Individual departments shall not propose for exclusive quarters for their officials alone.

3. The case was examined by the Government in detail and decided to form a building committee including the following officials under the Chairmanship of the Chief Secretary.

Sl.No.	Official concerned	Member
1)	Chief Secretary to Government	Chairman
2)	Additional Chief Secretary to Government Public Works Department	Member
3)	Additional Chief Secretary to Government Finance Department	Member
4)	Principal Secretary to Government Housing and Urban Development Department	Member
5)	Principal Secretary to Government Revenue and Disaster Management Department	Member convenor
6)	Commissioner of Land Administration	Member
7)	Member Secretary, Chennai Metropolitan Development Authority, Chennai	Member
8)	Engineer-in-Chief (Buildings), Public Works Department	Member

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This Committee will approve the sanction of new buildings by taking into account, the overall requirement of building space, availability of land and planning rules to occupy the maximum FSI instead of constructing individual buildings for departments.

This committee will also oversee the redevelopment of existing buildings on premises. The following modalities will be followed for consolidating such proposals.

a) The convener of the building committee through Public Works Department shall consolidate the building (floor space) requirement of all the Departments including the head offices and field offices and submit to building committee. The Finance Department will route all sanction proposals for new buildings through this building committee.
b) Revenue Department shall identify the land parcels in Chennai City Suburban Areas and other major cities for development as office complex. All future office buildings will ensure that full FSI is utilised while planning such complexes. Request for new offices of all departments and other Government Agencies / Societies will be routed through the building committee to ensure that land use is optimised.
c) The convener of the building committee shall identify the land parcels in Chennai City, suburban areas and other major cities for selection of sites based on overall requirements of office space for different departments.
d) Similar exercise should be taken up in each District Headquarters by the District Collectors assisted by the EE-Buildings and DROs. Individual departments shall not propose for exclusive quarters for their officials alone.
e) The convener of the building committee shall jointly work out the redevelopment plan with PWD, based on the PWD building register for Chennai city and suburban areas, looking into the older and sub-optimal buildings and propose for redevelopment optimally for the benefit of the public.
f) The other building owning agencies like TNHB, CMDA should indicate the space available for rental basis for Government departments and the premises which can be taken on lease while redeveloping any existing office / office complex, through the convener of the building committee.

4. All the District Collectors/Members of the building committee are requested to take necessary further action as per the orders issued in para 3 above.

(By Order of the Governor)

Kumar Jayant
Principal Secretary to Government

To
All the Members of the Committee.
All the District Collectors.

//p.t.o.//

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The Commissioner of Land Administration, Chepauk, Chennai-5.

Copy to:-

The Revenue and Disaster Management (OP-II) Department, Secretariat, Chennai-9.
The Chief Minister's Office, Secretariat, Chennai-9.
The Public Works Department, Secretariat, Chennai-9.
The Housing and Urban Development Department, Secretariat, Chennai-9.
The Finance Department, Secretariat , Chennai-9.
The Member Secretary, CMDA, Chennai.
The Special Personal Assistant to Hon'ble Minister for Revenue and Disaster Management, Secretariat, Chennai-9.
The Senior Principal Private Secretary to the Principal Secretary to Government, Revenue and Disaster Management Department, Secretariat, Chennai-9.
✓ SF/SC.

//Forwarded by order//

K. V. Radha 10.2.22

Section Officer

10.02.22

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