



ABSTRACT

Urban Development – Implementation of Self certification scheme for issue of building permission – Amendment in Tamil Nadu Combined Development and Building Rules, 2019 - Notification – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT [UD4(1)] DEPARTMENT

G.O.(Ms).No. 133

Dated: 18.07.2024

குரோதி வருடம் ஆடி 2,
திருவள்ளூர் ஆண்டு 2055

Read

ORDER:

The Notification appended to this Order shall be published in the Tamil Nadu Government Gazette, Extraordinary dated the 22nd July, 2024.

(BY ORDER OF THE GOVERNOR)

KAKARLA USHA
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Works Manager,
Government Central Press, Chennai – 600 001.
The Secretary to Governor,
Raj Bhavan, Chennai - 600 022.
The Additional Chief Secretary to Government,
Planning, Development and Special Initiatives Department,
Chennai – 600 009.
The Additional Chief Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.
The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.

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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by sub-section (4) of section 32 and section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), section 242 of the Tamil Nadu Panchayats Act, 1994 (Tamil Nadu Act 21 of 1994) and sub-section (1) of section 198 of the Tamil Nadu Urban Local Bodies Act, 1998 (Tamil Nadu Act 9 of 1999), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Combined Development and Building Rules, 2019: -

AMENDMENTS.

In the said Rules, -

- (1) in rule 2, after sub-rule (105), the following sub-rules shall be inserted, namely :-

“(105-A) “Self Certification” means self-certification or declaration issued by the applicant to the effect that, the building plan and site plan for the construction or reconstruction of self-certified buildings, are in accordance with the provisions of the Act or rules made thereunder or any other law for the time being in force;

(105-B) “self-certified buildings” means buildings in a plot of area upto 2,500 sq. ft and built-up area upto 3,500 sq.ft for residential purpose upto 2 dwelling units having ground or ground plus one floor upto a maximum of 7m in height;”;

- (2) in rule 6, after sub-rule (1), the following sub-rule shall be inserted, namely :-

“(1-A) Notwithstanding anything contained in rule 35, for the purpose of obtaining planning permission and building permit for self-certified building, the applicant who should be the owner of the land or leaseholder or power of attorney holder who has right over the land to develop, shall submit the application online through self-certification module and the

regulations for self-certified buildings shall be in accordance with Annexure XXVI.”;

(3) after Annexure XXV, the following Annexure shall be added, namely: -

“ Annexure XXVI

[See rule 6(1-A)]

Regulations for Self-Certification of buildings

I. ELIGIBILITY

- (1) Any Applicant who should be the owner of the land or leaseholder or power of attorney holder intending to construct or reconstruct or develop a building in a plot of size upto 2,500 sq. ft and built-up area upto 3,500 sq. ft for residential purpose upto 2 dwelling units having ground or ground plus one floor shall be eligible to submit the building plans under Self Certification scheme.
- (2) Only the plots in approved layouts, layouts regularised under the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017, approved sub-division plan, natham and those plots registered by a deed before 20.10.2016 are eligible to make an application under the self certification scheme.

II. Non Applicability of Self Certification

This scheme shall not be applicable in the following areas, namely :-

- (1) CRZ Area, HACA and Development prohibited / restricted areas in Rule 19 Annexure XVII of Tamil Nadu Combined Development and Building Rules, 2019; and
- (2) Lands classified as Agriculture, Institution, Special & Hazardous, Non Urban, Open Space and Recreational Use Zone and sites falling in street alignment, road widening, roads, areas reserved for public purposes in the Master plans, New Town Development

Plans, Detailed Development Plans, Grids of Roads plans in Planning Areas.

III. PROCEDURE FOR SUBMISSION OF APPLICATION UNDER SELF-CERTIFICATION

- I. The details of applicant, plot and proposed building shall be uploaded along with the following documents;
 - (a) Site Photographs
 - (b) Self-attested registered sale deed document to prove ownership
 - (c) Self-attested Patta/Town Survey Land Register in favour of owner
 - (d) Self-attested approved layout / approved subdivision plan/ FMB/ plot or layout regularized under regularisation of Unapproved Plots and Layouts Rules,2017/ one link document in proof of site/plot as such in existence prior to 20.10.2016
 - (e) Building plan along with site plan, specifications and key plan and such other details as may be required from time to time duly signed by Architect/ Registered Engineer in PDF format comprising of two A4 sized sheets with site and building plan, first floor plan along with area statement, joinery details in one sheet and terrace floor plan, key plan, section, elevation and specifications in another sheet.
- II. The Building plan uploaded under self-certification shall be compiled in two A4 sheets and include the following, namely:-

A4 sheet-1- (a) Site plan cum ground floor plan drawn to a scale of not less than 1 in 200.

- (b) The dimensions of the plot in all sides, T.S. No. / R.S. Nos. of the lands adjoining to the site on all sides, site and ground floor plan indicating the set backs, rooms, columns, walls, size of rooms, position of stair case, ramps and open to sky area,

doors, windows, ventilation, abutting road width and name of the street/road, proposed usage of all the rooms of the building, essential services (Water Closet, bath and the like), vehicle parking arrangements, location of water sump and indicating the north point in the plan.

- (c) A separate first floor plan (if proposed) showing the rooms, columns, walls, size of rooms, position of stair case, ramps and open to sky area, doors, windows, ventilators, proposed usage of all the rooms of the building, essential services (Water Closet, bath and the like) and indicating the north point in the plan.
- (d) Area statement of the proposed construction, FSI achieved and joinery schedule.

A4 sheet-2 – (a) A separate terrace floor plan showing the headroom, water tank with dimensions, slope to drain rain water and parapet wall.

- b) One elevation from the front showing the height of the building, floors and also the height of the parapet.
- c) One cross-section of the building.
- d) Specifications of the building and Key plan (not to scale) showing the location of the site with respect to existing network of roads or streets and landmarks with north point for identification of the site. The key plan shall be set in a space not exceeding 10 cm x 10 cm.

However, both the sheets shall contain the title of the drawing indicating the door no., T.S no., ward no, block no. / R.S no., name of the street, name of the city/town/village, taluk, name of the local body, district, north point, index, space for QR code, applicant signature, Architect / Registered Engineer's signature. All dimensions shall be in metres. The dimensions shall be indicated legibly as illustrated in the Single Window Portal for planning permission.

Declarations.- The applicant shall certify the trueness of the information furnished and the documents uploaded online. The applicant shall also

indemnify the competent authority against claims arising out of issuance of permission based on the self-certified records.

IV. Planning Parameters and Building Rules for Self-certified Buildings

- (1) The minimum road width, Floor Space Index (FSI), set back etc. for residential buildings in plot sizes upto 2,500 sq.ft and maximum built-up area upto 3,500 sq.ft (self-certified buildings) availing instant approval based on self-certification shall be regulated according to the table below:-

S.No.	Description	Continuous Building Areas	Economically weaker Section Areas	Other areas	
A.	Minimum road width	1.5 m	1.5 m	3 m	
B.	Maximum Height	GF + 1F subject to a maximum of 7m height			
C.	Permissible FSI	2.0			
D.	Minimum Setback	Where Street Alignment/new road is prescribed, it shall be from that street alignment/new road line. In the case of others, it shall be from the property boundary.			
(i)	Front Setback	1.5 m	1.0 m	1.5 m	
(ii)	Side Setback	Nil	Nil	Plot Width	Side Setback
				Upto 9m	1 m on one side
				Above 9m	1 m on either side or 2m on one side

S.No.	Description	Continuous Building Areas	Economically weaker Section Areas	Other areas
(iii)	Rear Setback	Nil		
(iv)	Buffer from Water Bodies (inclusive of setbacks)	Water Bodies		Buffer
		Canal Width	<1m	1m
			>1m	3m
		Lake		3m
		River		15m

- (2) The buildings shall satisfy rules 28(a)(iv), 51 (2), 52(1) to (7), (9), (10), (12) to (17), 54, 55, 56 and 63 of part VII Building Rules and parking requirements as given in Annexure IV of Tamil Nadu Combined Development and Building Rules, 2019.

V. Fees

- (1) Self-certified building applications are exempted from payment of scrutiny fees.
- (2) The applicant shall pay necessary charges/fees at the rates as may be prescribed.

VI. Sanction

On payment of necessary charges/fees, the approved plan and proceedings along with QR code and applicant's e-sign shall be generated online instantly and will be available for download.

VII. Verification

The buildings for which permission is issued under this scheme shall be subjected to random verification of records submitted online covering a minimum of 10% of submitted applications per month by the competent authority or an official nominated by the competent authority. Selection of these applications shall be system generated to ensure randomization.

VIII. Inspection

The competent authority reserves the right to check the building plans and construction at any stage and if any violations are found, the same shall be rectified by the owner. In case the owner fails to rectify the violations, the Competent Authority may take necessary steps to remove the violations.

IX. Validity of permission and renewal

- (1) Permission granted under these rules shall be valid for five years from the date of issue and the construction shall be completed within this period. However, the competent authority may on application made before the expiry date, extend the period of permission once for another 3 years.
- (2) For such permit renewals, fees at the rates as may be prescribed by the competent authority shall be paid by the applicant.

X. Action for Wrong Information

- (1) Any fraud or misrepresentation of material facts in contravention of provisions of the relevant Acts and rules shall make the applicant liable for prosecution and punishment under section 236 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) and section 379 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (Central Act 46 of 2023) and any other law applicable thereto for furnishing false information and wrong documents.
- (2) In case of any information / documents submitted in the application is found to be false / incorrect, the competent authority shall take penal action against the applicant as per the provisions of the

(3) The permission if secured by any person by any misrepresentation or by production of false documents, such permission will be cancelled after issuing a show cause notice.”.

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