

Roc.No.4367/2019-BA2

Dated: 6.11.2019.

CIRCULAR

Sub: Grant of planning permission - Power delegation to field officers and Directorate of this department– Orders already issued – Planning Authorities to pass resolution adopting the power delegation - Regarding.

Ref: (1) 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.

(2) This office circulars of even no. dated: 7.3.2019, 14.3.2019, 14.10.2019, 18.10.2019, 25.10.2019 and 31.10.2019.

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, power delegation orders have been issued vide circular 2nd cited above. A consolidated note on the power delegations as a result of the circulars 2nd cited above are given below:

(1) Power delegation to the field officer:

(a) Residential, commercial and institutional use non-high rise category of buildings: One or more blocks when total FSI area of all the buildings put together does not exceed 15000 sq.ft. However, in any case height of each building should not exceed 18.3m. In respect of building proposals of Tamil Nadu Slum Clearance Board and Tamil Nadu Housing Board except for the proposal of high rise building exceeding 18.3m height all other category of buildings without any restriction of FSI area permission can be granted by the field officer at its level itself by following the rules and regulations.

(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. (1,07,639 sq.ft.) 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 15000 sq.ft. However, in any case height of each building should not exceed 18.3m.

(...2)

(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 15000 sq.ft. and height of each building does not exceed 18.3m.

(2) Power delegation to Director:

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

(3) Layouts/Sub-division of land to an extent upto 1.0 hectare in respect of urban areas (areas of corporations, municipalities and town panchayats) and upto 2.0 hectares 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 Directorate 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."

The above consolidated power delegation note has to be placed before each of the composite local planning authority/ new town development authority **at its meeting to be conducted urgently for this purpose** and a resolution should be passed immediately adopting the above power delegation by the planning authority. Action taken in this regard along with a copy of resolution should be sent to head office for record. Receipt of this circular should be acknowledged by return of post.

(sd/-)....

Director of Town and Country Planning

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.

/forwarded/by order/


Deputy Director