

PROCEEDINGS OF THE MEMBER-SECRETARY
CHENNAI MERTOPOLITAN DEVELOPMENT AUTHORITY : CHENNAI-600 008

PRESENT: THIRU R. VENKATESAN, I.A.S.,

Proc.No.RT/19948/2011

Dated: 25-11-2011

Sub: CMDA - APU – RT&A Division – Extention of the Chennai Corporation Limit – Delegation of powers for issue of planning permission and enforcement action under TNT&CP Act – Confirmation – Regarding.

- Read:1) This Office Proc.No.RT/5039/2008-A dated 04.09.2008.
2) This Office Proc.No.RT/6398/2009 dated 23.06.2009.
3) This Office Circular No.RT/21564/08 dated 24.12.2009.
4) Chennai Corporation Lr. WDC No.1944/2011 dated 12.11.2011.

ORDER:

In the reference first cited above, under the provisions of Tamil Nadu Town and Country Planning Act-1971, a consolidated delegation of powers for issue of planning permissions, and revocation of planning permissions to the Commissioner, City Engineer and Executive Engineers of zones of Corporation of Chennai have been issued, and the earlier delegation of powers for enforcement actions were confirmed as detailed therein (a copy annexed as Annexure-A1). Further delegations/clarifications were issued in the references 2nd cited above (a copy annexed as Annexure-A2).

2. In the reference 4th cited above the Commissioner, Corporation of Chennai informing about the expansion of the Chennai Corporation limits to 426 sq.kms. and reorganization of zones with 15 zonal offices, requested MS, CMDA to issue revised delegation of powers for issue of planning permission including the extended Chennai Corporation limits.

3. The request has been examined and found that the delegation of powers were made to the Commissioner and other officials of the Chennai Corporation not mentioning about the zonal limits or description.

4. In view of the above, the delegation of powers made to the Commissioner, City Engineer and Executive Engineers of zones of Corporation of Chennai, in the references 1st and 2nd cited above are hereby confirmed for the entire Chennai Corporation area of 426 sq.km., and in respect of the 15 zones comprised therein, subject to the condition that the DC and other charges

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collectable under the TNT&CP Act provisions and due to CMDA at the time of issue of planning permission, shall be collected and transferred as ordered in the reference 3rd cited above. (a list of the branches of Indian Bank to which remittance to be made is annexed).

5. The Commissioner, Corporation of Chennai is requested to ensure that no diversion/misappropriation of amounts collected at the time of exercising the delegation of powers to issue planning permission and due to CMDA occurs atleast in future as a major Audit Objection on the subject has already been made and pending.

The above orders take immediate effect.

Sd/xxxxx

MEMBER-SECRETARY

Encl: As above

To

1. The Commissioner, Chennai Corporation
2. The City Engineer
3. Zonal Executive Engineers of Chennai Corporation

Copy to:

- 1) The Secretary to Govt., MAWS Dept.,
- 2) The Secretary to Govt., H&UD Dept.,
- 3) The Commissioner, Municipal Administration, Chepauk, Chennai-5.
- 4) P.S. to VC (i/c),
- 5) P.S. to MS / PC to CEO, CMDA
- 6) All CPs,SPs and DPs and other Unit Heads in CMDA
- 7) Senior Financial Analyst
- 8) CAO (Main) / SAO (Main)
- 9) SF/Spare

/True Copy/Forwarded/By Order/


DEPUTY PLANNER (RT&A)

PROCEEDINGS OF THE MEMBER SECRETARY-CMDA, CHENNAI-8

PRESENT : THIRU VIKRAM KAPUR, I.A.S

Proceedings No. RT /5039 /2008-A

Dated: 04.09.2008.

Sub: CMDA - Planning Permission - Delegation of powers to the Officials of Chennai Corporation - orders - issued.

The Government in G.O.Ms.No 190 H&UD Department, dated 2.09.2008 have approved the Second Master Plan for Chennai Metropolitan Area (CMA) which was notified in the Tamil Nadu Government Gazette on 2.09.2008. The Second Master Plan for CMA including the Development Regulations contained therein comes into operation from the date of publication of the notification in the Tamil Nadu Government Gazette.

2. Powers for issue of planning permissions, to the Commissioner, City Engineer and Executive Engineers of Zones of Chennai Corporation have been delegated earlier in different Authority proceedings. Since the revised Development Regulations (forming part of the Second Master Plan) have come into force, a need has arisen to issue a revised delegation of powers with reference to the Second Master Plan Development Regulations to the Commissioner, City Engineer and Executive Engineers of Zones of Chennai Corporation for issue of planning permissions.

3. Under Sub-section (3) of section 9 C of the Tamil Nadu Town and Country Planning Act, 1971 (as amended from time to time), the CMDA hereby delegates its powers to the Commissioner, Corporation of Chennai for revocation of Planning Permission issued by Chennai Corporation under section 54 of the T.N. Town and Country Planning Act.

4. Under Sub-section (3) of section 9 C of the Tamil Nadu Town and Country Planning Act, 1971 (as amended from time to time), the CMDA hereby delegates its powers in respect of the following developments subject to the restrictions mentioned hereunder:

A). Construction, addition, alteration or modification of buildings for residential, commercial, institutional or industrial including installation of machineries therein, etc., as the case may be (except for special buildings, group developments, and multistoreyed buildings), subject to permissibility as per land use regulations,

(i). on the plots that existed with the same use (except in the case of residential plots which could have been vacant) and with the same dimensions prior to 5.8.1975, or

(ii). on the plots in an unapproved layout made prior to 3.8.1976 wherein development approvable with reference to the guidelines issued in A.P.Ms.No.110, dated 7.10.76 (extracted in the annexure-I), or

(iii). on the plots in an unapproved layout made prior to 31.12.1989 wherein development approvable with reference to the guidelines issued in CMDA letter No. RT/16638/92, dated 23.10.1992 (extracted in Annexure-II), or

(iv). on the plots in approved layouts / subdivisions approved by DTCP earlier or CMDA or local body concerned under the delegated powers,

Subject to quarry / crushers, airport authority and other Development Regulations, only for the following activities listed under the normally permissible category of the land use zones listed below:

(a) In Primary Residential Use Zone, the activities listed as D.R. No. 14(1) A(i) to (x) except special buildings, group developments and multistoreyed buildings,

(b). In mixed residential use zone, the activity listed as D.R.No.15 (1)A (i) to (xi) excluding special buildings, group developments and multistoreyed buildings,

(c). In commercial use zone, the activities listed as D.R. No. 16(1)A(i) to (iv) except special buildings, group developments and multistoreyed buildings,

(d). In Industrial use zone, the activities listed as D.R.No.17(1) A(i) to (iii) except special buildings, group developments and multistoreyed buildings.

(e). In Institutional use zone the activities listed as D.R.No.19(1) A(i) to (xi) except special buildings, group developments and multistoreyed buildings,

(f). In O & R use zone, the activities listed in DR No.20 (1) (A) (i) & (ii) except special buildings, group developments and multistoreyed buildings,

(g). In Urbanisable use zone, the activities listed as DR No. 21(1)A except special buildings, group developments and multistoreyed buildings,

(h). In Non-urban use zone, the activities listed in DR No.22 (1) A (i) to (vii) except special buildings, group developments and multistoreyed buildings,

(i). In Agricultural use zone, the activities listed in DR No.23 (1) A (iii) to (viii) excluding special buildings, group developments and multistoreyed buildings,

Provided that the developments conform to the planning parameters stated in DR No.25; Tables No. (1), (2), (3), (4), (7) and (8), and do not fall in the CRZ area.

I. To City Engineer

(i). Issue of Planning Permission for developments other than special buildings, group developments, and multistoreyed buildings and cinema

theatres on sites abutting and gaining access from the 9 corridors mentioned in the annexure.

(ii). Planning permission for Places of public assembly as defined in the Madras City Police Act 1988 excluding cinema theatres, special buildings, group developments and multistoreyed buildings.

(iii) Change of activity in any land or building excluding special buildings, group developments or multistoreyed buildings

(v). Relaxation of set back requirements (Front/Side/Rear) under DR No. 33, provided the extent of violation does not exceed 10% area wise, only for the activities and categories of developments for which powers to issue planning permission have been delegated to the City Engineer and the Executive Engineers of Zones.

(iv). Refusal of planning permission for violation of land use and/or violation of planning parameters in respect of the activities and categories of developments (to which powers for issue of planning permission delegated to the City Engineer)

II. To Executive Engineers of Zones in their respective jurisdiction:

(A). Issue of Planning Permission for ordinary buildings (defined in the Development Regulations)

(B). Subdivision or layout of land (for residential) of total extent not exceeding 2 Hectares subject to satisfying land use and all other requirements of the DR, provided the site abuts on a public road of width conforming to the DR.

(C). Refusal of planning permission for violation of land use and/or violation of planning parameters in respect of the activities and categories of developments

(to which powers for issue of planning permission delegated to the Executive Engineers of Zones).

5(a) The above delegation of powers is subject to over all control and superintendence of the Commissioner, Corporation of Chennai.

(b) The above delegation of powers does not include the issue of planning permission for developments / subdivisions in the following areas and no development shall be permitted in the following areas without prior approval from CMDA.

i) CRZ area.

ii) The land falling within 50 metres on either side of the proposed Metro Rail Corridor.

6. Development Charge, equivalent land cost in lieu of community recreational space (i.e. normally called as OSR charge), Infrastructure and Amenities Charges as applicable shall be collected by way of Demand Draft drawn in favour of Member Secretary, CMDA and shall be transferred to CMDA.

7. The above delegation of powers takes immediate effect.

8. In spite of Prima-facie objections if there are demonstratable hardships or extenuating circumstances for relaxing planning parameters the Chennai Corporation may forward the proposal to CMDA with their specific remarks in this regard.

9. All the functions and powers exercised by the responsible Authority in the old sanctioned Detailed Town Planning Scheme area within Chennai City Corporation prior to the constitution of the CMDA shall continue to be exercised by the Council or Commissioner as the case may be with the restrictions stated in paras above.

10. The delegation of powers made earlier for taking enforcement action under various sections of the Tamil Nadu Town and Country Planning Act (not only for the above said developments, but also for all types of developments including special

buildings, group developments, multistoreyed buildings etc. continues and there is no change/modification made to it now). CMDA circular No.RT1/12393/2005, dated 27.4.2005 is annexed.

Sgd xxxxxxxxxxxxxxxxxxxx

MEMBER SECRETARY.

Encl: (i) As above.

To

- (i) The Commissioner,
Corporation of Chennai,
Rippon Buildings,
Chennai-600 003.
- (ii) The City Engineer,
Corporation of Chennai,
Rippon Buildings,
Chennai-600 003.
- (iii) The Executive Enigneers of
Zone I to X,
Corporation of Chennai,
Chennai-600 003.

Copy to:

In CMDA

- i. P.S. to VC
- ii. P.S. to M.S
- iii. P.C. to CEO
- iv. P.C. to CP's
- v. P.C. to SP's
- vi. P.C. to DP's in APU
- vii. A.P's in APU
- viii. A.O.
- ix. Stock File/Spare

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5/9/08
ASSISTANT PLANNER

Extract of A.P.Ms.No.110/MMDA/ADP/C2, dated 7-10-1976

Sub: Regulation of unauthorised layouts/subdivisions-General
Guidelines- Issued

Ref: A.P.Ms.No.107, MMDA, dated 18-9-1976

ORDER:

The following instructions are issued for dealing with unauthorised layouts/subdivisions made prior to 3-8-'76. All such applications shall be forwarded to Madras Metropolitan Development Authority for consideration of approval with the particulars indicated below and the specific recommendation as to whether the sub-division can be approved.

1. Full details.....
2.:
3.
4.

The applications will be considered on the merits of each case. The following guidelines will generally be followed:

1.	Site comprised in an unauthorised unapproved/unsanctioned layout wherer developments have been carried out but the roads have not been handed over to the local body	The site will be considered for approval, subject to the plot owner agreeing to pay proportionate cost of the open space reservation needed for the area as per D.C.R.19(a)(iv).
2.	<p>i. Site comprised in an unauthorised unapproved/unsanctioned layout where developments have been carried out but the roads have not been handed over to the local body.</p> <p>ii. Site comprised in an unapproved/unsanctioned layout where the developments have not been carried out.</p>	<p>The site may be considered for approval, subject to the following:</p> <p>i. The road in question can be taken over by the local body ultimately.</p> <p>NOTE: For the purpose of the above a road will be deemed to be the road that can be taken over, if,</p> <p>a) the width of the road is not less than 16' and</p> <p>b) the road is connected atleast at one end to a public street.</p> <p>ii. The plot owner agreeing to pay the proportionate cost of development as estimated by the local body for the full work for any unfinished works</p> <p>iii..The plot owner agreeing to pay proportionate cost of the open space reservation needed for the area as per DCR 19(a)(iv)</p>

3.	Unapproved sub-divided site abutting on a public road	The site may be considered for approval, subject to the plot owner agreeing to pay the proportionate cost of the open space reservation needed for the area as per DCR 19(a)(iv)
4.	Layouts of co-operative societies (Pending approval and which may be received subsequently)	In so far as planning permission application for co-operative Housing Society layouts are concerned, such applications may be entertained and considered for approval, subject to DCR provisions and provided that at the time of submitting the applications for planning permission the land is registered in the name of the Co-operative Society concerned. The Society should give an undertaking that the lands have been or will be allotted to persons who do not have excess land under Urban Land Ceiling Act.
5.	Layouts for assignment lands (pending approval and which may be received subsequently)	In respect of assignment of Government lands, the existing procedure of furnishing the layout by the Madras Metropolitan Development Authority to the Collector will be continued.

The Executive Authorities are also requested to initiate action, with due approval of the Council or Committee to open a separate account to deposit the moneys collected under these guidelines towards provision on development and amenities and to see that they are used only for the purpose of providing such amenities and are not diverted for any other purposes.

Sd./x x x
MEMBER SECRETARY

/true copy/

Extract of Annexure to the CMDA Letter No.RT/16638/92, dated 23-10-1992

Sub: Planning Permission – Delegation of powers to Executive Authorities of Municipalities, Townships and certain Town Panchayats and Mount Panchayat Union – Orders – Issued.

- Ref: 1. A.P.Ms.No.120, dated 20.09.1977
2. A.P.Ms.No.132, dated 13.03.1978
3. A.P.Ms.No.2, dated 05.01.1979
4. Proc.Rc.No.Misc.1/5021/85, dated 09.05.1985
5. Proc.Rc.No.M1/6975/82, dated 19.03.1982
6. O.O.No.6/90, dated 30.04.1990
7. Proc. Rc.No.Misc.1/13198/85-c, dated 03.02.1986

cited, the Madras Metropolitan Development Authority hereby delegated in the reference 7th Commissioner/Executive Officers of Avadi, Ambattur, Kathivakkam, Madhavaram Townships, Tambaram, Pallavaram, Alandur and Thiruvottiyur Municipalities, St. Thomas Mount Panchayat Union, Porur Town Panchayat, Valasarawakkam Town Panchayat and Pammal Town Panchayat to issue planning permission for ordinary buildings as per DCR 7 (d) in the unauthorised or unapproved layouts/sub-divisions made after 30-8-1976, but upto 31-12-1989 subject to satisfying all Development Control Rules and the following guidelines:

- I. a. The abutting road should be a public road (Public road means a road taken over or declared public by the local body/department of Highways and Rural Works.)
b. If the abutting road is not declared a public road, then it should be a road where the local body had incurred expenditure for providing infrastructures like street lights pavements, storm water drainage etc.
- II. The unauthorised layout wherein the plot lies should have been made prior to 31-12-1989 (i.e.) the plot for planning permission applied for or any one of the plots in the unauthorised layout should have been registered prior to 31-12-1989 evidenced by the layout plan registered with the sale deed.

Sd./x x x
MEMBER SECRETARY

/true copy/

copy of

CMDA/REVIEW TEAM

Circular No.RT1/12393/2005

Dt: 27-4-2005

Sub: CMDA – Effective Enforcement action in CMA – Delegation of Powers to Local Bodies within C.M.A. – Further instructions on Enforcement action and Demolition – Issued – Reg

Ref: 1. Proc.No.Misc./13198/85-9 dt.3-2-1986
2. Proc.No.Misc./13198/85 dt.12-3-1986
3. Proc.No.Misc./0100/1171 dt.1-1-1986
4. Proc.No.Misc./14233/88 dt.24-1-1991
5. Circular No.ES3/19459/97 dt.28-2-1998 to local bodies

In exercise of Powers under Sec.9(c) Chapter IIA of Town and Country Planning Act, 1971, the Chennai Metropolitan Development Authority by its Proceedings cited has delegated powers to the Local Bodies under various sections of Town and Country Planning Act 1971. Such delegation includes powers for issue of Planning Permission as per the development Control Rules and also to take action against the unauthorised/deviated constructions. This delegation empowers the Local Bodies in Chennai Metropolitan Area to take punitive action against unauthorised/deviated constructions which includes demolition proceedings. However, it is noted that the local bodies have not exercised the powers delegated on demolition of the buildings properly. More commitment on the part of local bodies to take enforcement action against unauthorised constructions exercising the powers delegated by CMDA is necessary. In the past, Chennai Metropolitan Development Authority repeatedly has emphasised the need for the local bodies to exercise the delegated powers to take enforcement action against all the unauthorised/deviated constructions. This is against reiterated.

In continuation of the powers delegated in the reference cited, the following instructions/guidelines are issued for taking action against the unauthorised/deviated constructions of all types of buildings.

CMDA had already delegated powers to the local bodies in CMA to take enforcement action on all types of buildings, because local bodies issues Building Permits for all types of Buildings and no building can be constructed without Building Permission issued by them. Hence, the local bodies within CMA are directed to initiate; inspect and take action including demolition of buildings where there are serious violations.

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Especially, wherever Planning Permission has been issued by Local Bodies, in respect of Ordinary buildings, Industrial Buildings etc., enforcement action with regard to deviations, unauthorised additions and unauthorised constructions should be taken by the Local Bodies only. Local Bodies are advised not to take a stand that deviations, unauthorised additions and unauthorised construction has transformed the building into a building which comes under the purview of CMDA and shift the responsibility to CMDA. The violations had happened over and above the Planning Permit and Building Permit given by the Local Bodies and you are fully empowered to take action including demolition in your respective area of jurisdiction.

Due to the constraints of inadequate staff strength and vast area to be covered, CMDA will restrict its Enforcement action only to Special Buildings and Multi-storeyed Buildings where security deposit has been collected during issue of Planning Permission by CMDA.

It is once again instructed that demolition of all types of buildings will be done by the Local Bodies concerned within their jurisdiction.

Format of various notices issued by Chennai Metropolitan Development Authority are enclosed and the same may be adopted with suitable modification.

The above instructions/guidelines on delegation of Powers including demolition of the buildings should be scrupulously followed.

Sd./x x. x
MEMBER SECRETARY

Encl: 1. Format of the Notices
2. Copy of the Circular No.ES3/19459/97 dt.28-2-1998

To
All Local Bodies with in CMA

Copy to:

1. The Secretary, H&UD Dept.
Secretariat, Chennai-9.
2. The Secretary , Rural Devt.Dept.,
Secretariat, Chennai-9.
3. The Secretary, MAWS Dept.,
Secretariat, Chennai-9.
4. The Commr., Municipal Admn., Chepauk.
5. The Director, Special Vilalge Panchayats,
Town panchayat, Kuralagam, Chennai.
6. The Director, Rural Development Dept.,
Panagal Building, Saidapet, Chennai-15
7. The Collector, Thiruvallur Dist. &
Kancheepuram Dist.

/true copy/

PROCEEDINGS OF THE MEMBER-SECRETARY, CMDA, CHENNAI-600 008.

PRESENT: THIRU VIKRAM KAPUR, I.A.S.,

Proc.No.RT/ 6398/09

Dated:23-06-2009

Sub: CMDA APU – RT & A Division – Revised delegation of powers given for issue of Planning Permission for ordinary categories of buildings ('A' Channel cases) dealt with by CMDA to all Local Bodies falling within CMA – Orders – Issued.

- Read:
1. A.P.Ms.No.120 dated 20.09.1977
 2. A.P.Ms.No.132 dated 13.02.1978
 3. A.P.Ms.No.3 dated 06.01.1979
 4. Proc.No.M1/6975/82 dated 19.03.1982
 5. Proc.No.M1/5021/85 dated 09.05.1985
 6. G.O.Ms.No.85 H&UD dated 13.03.2007
 7. G.O.Ms.No.130 H&UD dated 09.06.2008
 8. Proc.No.RT/5039/08 A-D dated 04.09.2008
 9. Proc.No.RT/3849/09 dated 21.05.2009.
 10. CMDA A.R.No.67/09 dated 25.05.2009.

ORDER:

In exercise of the powers under Sub-Section (3) of Section 9-C of the T& CP Act 1971, CMDA by its proceedings cited above had delegated powers to the Local Bodies, at various time periods. The Authority in its AR No.67/09 dated 25.05.2009 vide reference 10th cited above has resolved to delegate the powers to all the Local Bodies within CMA for issue of Planning Permission for all the Ordinary Buildings ('A' Channel cases) dealt with by CMDA as follows:

“ The Authority resolved that powers to issue Planning Permission for the Ordinary Buildings ('A' Channel cases) dealt with by CMDA be delegated to all the Local Bodies falling within Chennai Metropolitan Area without any restrictions of the Special category areas like CRZ, Aquifer Recharge Area etc., as contained in the Development Regulations of Second Master Plan-2026, so as to facilitate quick disposal of all the Ordinary Building proposals and the empowerment of the Local Bodies.

The Authority, also resolved that all Local Bodies would take immediate steps to build the necessary capacity to deal with urban planning issues by recruiting specialised staff, wherever necessary, and undertaking training programmes for such staff, with the assistance of CMDA. The CMDA would also streamline its review mechanism for Local Bodies to ensure that the delegated planning and enforcement functions are properly exercised by the latter.”

Following are the 'A' Channel applications dealt with by CMDA.

- (a) Ordinary residential buildings falling under 'B' category of Development Regulations in PR, MR and Commercial parameters.
- (b) Ordinary commercial buildings falling under 'B' category of Development Regulations in PR, MR and Commercial parameters upto 300 sq.mt.

The above proposals shall also be considered for issue of Planning Permission in the following areas:

- Proposals falling within CRZ Areas
- Proposals falling within Aquifer recharge areas
- Proposals falling within Catchment areas
- Proposals falling within 1.5 Km. of proposed Airport Boundary
- Proposals falling within the distance of 50m on either side of the proposed Metro Rail Corridor
- Proposals falling along the main transportation corridors
- Proposals falling within the acquisition of land by the Government Agencies

The other 'A' Channel applications that were hitherto forwarded to CMDA by the local bodies shall henceforth be processed and disposed by the concerned local body based on the Development Regulations of the Second Master Plan.

2. The above delegation of powers is given to all the Local Bodies falling within CMA so as to facilitate quick disposal of all the Ordinary Building proposals and the empowerment of the Local Bodies. Further the Authority had also resolved that Planning Permission may be issued to all the above categories of buildings without any restrictions of Special category areas like CRZ and Aquifer Recharge Area etc., as indicated above. Therefore issue and refusal of Planning Permission shall be considered as per the above set procedures and guidelines.

3. The delegation of powers given earlier for taking enforcement action including locking and sealing of the premises under various sections of T&CP Act (not only for the above said developments but also for all types of developments including special buildings, group developments, Multistoreyed Building etc., continues and there is no change/modification made vide circular No.RT/12393/05 dated 27.04.2005).

4. The above order takes effect from 25.05.2009.

Sd/xxxx
MEMBER-SECRETARY

To

1. The Executive Officers of Town Panchayats / Commissioners of Municipalities, Panchayat Unions within CMA including Commissioners of Chennai Corporation, Executive Engineers of Zones (1 to X Zones)

- Copy to:**
1. The Secretary to Govt., H&UD Dept., Chennai-600 009.
 2. The Secretary to Govt., MAWS Dept., Chennai-600 009.
 3. The Secretary to Govt., RD&LA Dept., Chennai-600 009.
 4. Commissioner of Town Panchayats
Kuralagam, Chennai.
 5. Director of Rural Development & Panchayat Raj
Panagal Building, Saidapet, Chennai-600 015.
 6. The Collector, Chennai, Kancheepuram & Thiruvallur District.
 7. P.S. to VC, CMDA
 8. P.S. to MS, CMDA
 9. P.C. to Member & CP (SS)
 10. P.C. to CP (APU)
 11. P.C. to SP (RT&A Dn.)
 12. P.C. to SP (APU)
 13. P.C. to DP (A-Channel) APU.

/True Copy/Forwarded/By Order/

Bannayutta
24/6/09
ASSISTANT PLANNER

f
24/6/09

Circular No.RT/21564/2008

Dated: 24.12.2009

Sub: CMDA – APU – RT & A Division – Local body –
Collection of various charges through core banking
facility – Introduction of new reporting system evolved –
New system to be followed from 1st January 2010
onwards in respect of remitting the applicable charges
payable to CMDA with strict compliance – Intimated –
Reg.

- Ref: 1) G.O.Ms.No.927, H&UD dt.2.11.1984.
2) CMDA Proc.No.RT1/16638/92 dt.15.12.92.
3) This Office Lr.No.F5/2520/2008 dt.4.3.2008 &
19.5.2008.
4) This Office Lr.No.RT/3192/2008 dt.15.4.2008.
5) This Office Lr.No.RT/21564/2008 dt.17.12.2008.
6) This Office Lr.No.RT/21564/2008 dt.23.10.2009.
7) Meeting convened with the officials of Chennai Corporation
and other local bodies on 16.12.2009 in CMDA.

Your kind attention is invited to the references cited above and informed that in the meeting convened with the officials of the Local Bodies and Executive Engineers of Chennai Corporation on 16.12.2009, it has been decided to introduce a new system of remitting the applicable charges payable to CMDA for planning permissions with effect from 1.1.2010.

It is further informed that in the reference cited 1st above, Govt. have issued orders on levy and collection of development charges by the local bodies, falling within CMA. The Govt. have instructed therein to transfer the DC collection made by the local bodies to the CMDA at the end of every month. In the reference 2nd cited, CMDA issued instructions to all the local bodies, including the Chennai Corporation, for collecting the DC, RC and OSR charges wherever applicable in the form of Demand Drafts payable at Chennai in favour of Member-Secretary, CMDA and directed that these Demand Drafts shall be sent to CMDA every week by Friday. Since the system was not followed very strictly, the same caused delayed remittances of Demand Drafts so collected. In order to avoid delay in transferring the Demand Drafts collected towards the applicable charges payable to CMDA, all the local bodies were directed to remit the Demand Drafts collected to the nearest Indian Bank branch identified by CMDA through the core banking system in the reference 3rd cited. Even this system of collection was also not strictly followed by the local bodies and this was also brought to the notice of the Commissioners and the Executive Officers of the concerned local bodies by our inspection team.

In order to further streamline the system of collection and to avoid any delay in transferring the above collections to CMDA's account, a new system of remitting the applicable charges payable to CMDA has been discussed with the officials of Chennai Corporation and other local bodies on 16.12.2009. After discussion with the concerned Executive Engineers of the Chennai Corporation's Zonal Offices and the officials of the local bodies, the following new system of collection is now introduced and the same to be implemented w.e.f. 1.1.2010.

- 1) In the new system of collection, the Chennai Corporation / local bodies will be directing the applicant to make the remittances of DC / OSR / Reg. charges etc. payable to CMDA directly into the nearest Indian Bank branch identified for each Zonal office of Chennai Corporation / Local body in the pre-printed challans issued by CMDA.
- 2) In order to accept the payments by the Indian Bank branches, the Zonal office, Indian Bank has already issued circular to the identified Indian Bank branches for accepting the collections through the pre-printed challans of CMDA. A list of the bank branches identified for each Zonal office of Chennai Corporation and the local bodies is enclosed.
- 3) Pre-printed challans may be issued to the applicant along with the Demand Notice issued by the Chennai Corporation / local bodies. The following procedure for filling and remitting the challans may be followed:
 - a) Local body name seal shall be affixed in all the quadruplicate copies of challan.
 - b) Local body official shall fill up the first copy of the challan and rest of the three may be filled up by the applicant.
 - c) Local body official shall countersign the challan in quadruplicate before remittance after verifying the correctness of the details in all copies of the challan.
 - d) Local body shall advise the applicant to collect and handover the local body's copy to its office after remitting the charges in the bank.
 - e) List of Indian Bank branches identified for accepting the collection is enclosed. The applicant may be directed to remit the charges payable to CMDA in the respective branch falling within their jurisdiction.
 - f) Suitable staff / officers of the local body may be identified for fixing the responsibility of verifying the details of remittances towards issue of planning permission.
 - g) Local body Commissioner / Executive Officer shall furnish monthly statement on the issuance of planning permission in the prescribed format for reconciliation. The remittance details may also be viewed on our web site www.cmda.chennai.gov.in

- h) Blank forms of the remittance challan may be collected from the Administration Division of CMDA Office on or before 29.12.2009, by an authorised official of the local body, making proper entries and affixing signatures.

The above system shall be followed scrupulously and implemented with effect from 01.01.2010.

Encl: As above

To

Ba
29/12/09
for MEMBER-SECRETARY
0/0 29/12/09

- 1) The Executive Engineers of Chennai Corporation (10 Zones)
- 2) The Commissioners of Municipalities (16 Nos.)
- 3) The Executive Officers of Town Panchayats (20 Nos.)
- 4) The Commissioners of Panchayat Unions (10 Nos.)

Copy to:

- A. 1. The Commissioner, Corporation of Chennai
- 2. The City Engineer, Corporation of Chennai.
- 3. The Director of Municipal Administration, Ezhilagam, Chepauk, Chennai-5.
- 4. The Commissioner of Town Panchayats, Kuralagam, Chennai-1.
- 5. The Director of Rural Development & Panchayat Raj, Panagal Building, Saidapet, Chennai-15.
- 6. The District Collectors of Thiruvellore and Kancheepuram.

- B. 1. P.S. to V.C.
- 2. P.S. to M.S.
- 3. P.C. to C.A.
- 4. P.C. to S.P.(RT)
- 5. C.A.O.(Main), CMDA.
- 6. A.O.(Admn.), CMDA.(to issue the challan to the Local bodie's/Chennai Corporation.

29/12

20/12/09

To,
The commissioners
Kattenkolalur P.V.
Kattenkolalur,

30/12/09

The commissioners,
Puzhal Panchayat Union,
Puzhal, Ch-66.

30/12/09

ANNEXURE

List of 15 zones and Branches of Indian Banks

Sl. No.	Name of the Zones	Indian Bank Branches and Address
1.	THIRUVOTTIYUR	No.9, Thiruvottiyur High Road Thiruvottiyur, Chennai-600 019. Phone No.044-25993063 & 25993787
2.	MANALI	No.18, Nedunchezian Street, Manali, Chennai-600 068. Phone No.044-25941206
3.	MADHAVARAM	No.51, GNT Road, Erukkancheri Chennai-600 118. Phone No.044-25375325 & 25570414
4.	TONDIARPET	Old No.538, New No.738 Thiruvottiyur High Road, Washermanpet, Chennai-600 021. Phone No.25953344
5.	ROYAPURAM	Indian Bank Branch Sowcarpet and Washermanpet
6.	THIRU-VI-KA NAGAR	Indian Bank Branch, Otteri
7.	AMBATTUR	No.123, MTH Road Ambattur, Chennai-600 053. Phone No.044-26585661 & 26585622
8.	ANNA NAGAR	Indian Bank Branch Ayanavaram and Thirumangalam
9.	TEYNAMPET	Indian Bank Branch Nungambakkam
10.	KODAMBAKKAM	Indian Bank Branch Kodambakkam
11.	VALASARAVAKKAM	Indian Bank Branch, Porur
12.	ALANDUR	Indian Bank Branch, Guindy
13.	ADYAR	Indian Bank Branch, Adyar
14.	PERUNGUDI	Indian Bank Branch, Adyar & Perungudi
15.	SHOLINGANALLUR	Indian Bank Branch Perungudi & Sholinganallur

Sd/xxx
MEMBER-SECRETARY
25.11.2011

/ True Copy/


DEPUTY PLANNER