



ABSTRACT

Government of Tamil Nadu - Housing and Urban Development Department - Delegation of powers to Chennai Metropolitan Development Authority for approval of the Planning Permission for High Rise Building - Committee Constituted - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT [UD-1] DEPARTMENT

G.O.(Ms.) No.65

Dated: 21.04.2022

சுபகிருது வருடம், சித்திரை -8,
திருவள்ளூர் ஆண்டு 2053.

Read:-

From the Member Secretary, Chennai Metropolitan Development Authority Letter No.C3(N)/14702/2021, dated 03.12.2021.

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ORDER:

In the letter read above, the Member Secretary, Chennai Metropolitan Development Authority has stated the following:-

- i. *The Chennai Metropolitan Development Authority issues Planning Permission for all categories of Developments u/s 49 of Tamil Nadu Town and Country Planning Act, 1971 within the Chennai Metropolitan Area. All buildings that exceed a height of 18.3m are termed as High Rise Building.*
- ii. *Originally, the Special rules for construction of Multi-storey building (above 15m in height) in Madras City was approved by the Government in G.O.Ms.No.822 dated 26.09.1994 and were notified as amendments to the Development Control Rules which were in force at that point of time as part of First Master Plan for Chennai Metropolitan Area. It is observed from the Government order that the scrutiny of the plan was carried out by the panel and the recommendation of the panel was to be forwarded to the Government for approval.*

- iii. *The Second Master Plan for Chennai Metropolitan Area was notified in 2008 and the Development Regulations of the Second Master Plan has defined Multi-storyed building as buildings exceeding the height of 17.25m and Special rules for Multi-storey building were notified as part of the Development Regulations. The Development Regulations has stated that the plan shall be scrutinized by the panel and forwarded to the Government with the recommendations of the panel for approval.*
- iv. *The Tamil Nadu Combined Development and Building Rules came into force from February 2019 wherein the Multi-Storeyed Buildings have been renamed as High Rise Buildings and buildings exceeding 18.3m in height are termed as High Rise Buildings. The scrutiny of the plans of the High Rise Building as per TNCDBR, 2019 is to be done by MSB panel and there is no specific provision in TNCDBR, 2019 for forwarding the High Rise Building Planning permission applications along with the recommendation of the panel to the Government for approval.*
- v. *In case of Planning Permission for High Rise Buildings in areas excluding Chennai Metropolitan Area issued by Directorate of Town and Country Planning (DTCP), the Planning Permission Applications are not being forwarded to the Government for according approval as there is no such rule provision. The Planning Permission Applications forwarded by the Local Planning Authorities / Local Bodies to DTCP are placed before the High Rise Building Panel meeting and based on the recommendations of the High Rise Building Panel, the Planning Permission Applications are processed and Planning Permissions are issued.*

2. The Member Secretary, Chennai Metropolitan Development Authority has therefore requested the Government, as being the procedure followed in Director of Town and Country Planning, the Planning Permission Applications relating to High Rise Buildings may be processed and Planning Permission may be issued by Chennai Metropolitan Development Authority itself.

3. After careful examination, the Government have decided to accept the proposal of the Member Secretary, Chennai Metropolitan Development Authority and accord approval for the following procedure to expedite the issue of Planning Permission for High Rise Buildings:-

1] Buildings with Height of 18.3m to 30m :

The existing MSB Panel to scrutinize the application and the recommendation of the panel to be submitted to the Member

Secretary, Chennai Metropolitan Development Authority for approval and for issue of Planning permission.

2] Buildings with height beyond 30m:

A Committee chaired by the Vice Chairman of Chennai Metropolitan Development Authority is constituted with the following members and the plans to be scrutinized by MSB and put up to this Committee and the recommendation of the Committee to be forwarded to the Member Secretary, Chennai Metropolitan Development Authority for approval and issue of Planning Permission.

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| 1. | Vice-Chairman of Chennai Metropolitan Development Authority | Chairman |
| 2. | Member Secretary of Chennai Metropolitan Development Authority | Vice-Chairman |
| 3. | Executive authority i. Commissioner of Concerned Corporation – Chennai / Avadi / Tambaram (or) ii. Commissioner of concerned Municipality / Panchayat Union. (or) iii. Executive Officer of concerned Town Panchayats. | Member |
| 4. | Concerned NOC issuing Departments:- i. Director of Fire Services and Rescue Department or his representative. ii. Director of Environment, Climate change and Forests Department or his representative. iii. Representative of Archaeological Survey of India. iv. Representative of Tamil Nadu State Department of Archaeology. v. Representative of Water Resources Department, Government of Tamil Nadu. vi. Representative of National Highway Authority of India(NHAI). vii. Representative of TANGEDCO. | Member |

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| 5. | Chief Planner, Chennai Metropolitan Development Authority. | Member Convener |
| 6. | Any other expert as may be decided by the Vice.Chairman | Member |

5. The Member Secretary, Chennai Metropolitan Development Authority is also directed to place a progress report before the Authority, on the status of disposal of applications received for High Rise Buildings for review by the Authority in the formats as prescribed by the Authority.

(BY ORDER OF THE GOVERNOR)

HITESH KUMAR S. MAKWANA,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

1. The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai-8.
2. The Director of Town and Country Planning,
Chennai-107.
3. The Commissioner,
Greater Chennai Corporation,
Chennai-3.
4. The Commissioner of Municipal Administration,
Chennai-28.

Copy to:

1. The Municipal Administration and Water Supply
Department, Chennai-9.
2. The Rural Development and Panchayat Raj
Department, Chennai-9
3. The Senior Personal Assistant to Hon'ble Minister,
Housing and Urban Development, Chennai-9.
4. The Personal Secretary to Principal Secretary to
Government,
Housing and Urban Development Department,
Chennai-9.
5. Stock File /Spare Copy.

// FORWARDED BY ORDER //


21/04/2022
SECTION OFFICER.