



**Housing and Urban  
Development Department  
Secretariat, Chennai-9.**

**Letter (Ms)No.43/UD4(1)/2023-1, dated 31.03.2023**

From  
Selvi. Apoorva, I.A.S.,  
Principal Secretary to Government.

To  
The Director of Town and Country Planning,  
Chennai-600 107.

Sir,

Sub: Urban Development - Tamil Nadu Town and Country  
Planning Act, 1971 - Amendment for power delegation  
to District Offices - Regarding.

Ref: 1. Government Letter No.1858/UD2/2022-1, dated  
21.04.2022.  
2. From the Director of Town and Country Planning  
Letter Roc.No.7693/2022/K1, dated 21.02.2023.

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I am directed to invite your attention to the references cited.

2. In the reference first cited the Government have issued orders directing the Director of Town and Country Planning to issue necessary circular delegating powers to all the District Officers of the Directorate of Town and Country Planning under Section 91 of the Tamil Nadu Town and Country Planning Act, 1971, to grant Planning Permission for Non-High Rise buildings, Residential, Commercial and industrial use for total built up area upto 40,000 Sq.ft.

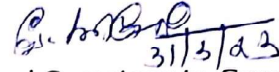
3. In the letter second cited the Director of Town and Country Planning has stated that the President, CREDAI, Coimbatore represented that the powers for clearance of approval at the Corporation and Director of Town and Country Planning City Offices are considered on the built-up area only. This drastically reduces the powers at the different departments, causing confusion and necessity to move all files to Director of Town and Country Planning, Chennai thereby delaying the process of approval and requested to clarify that the area for approval be considered as FSI area and not as built-up area. He has requested the Government to issue necessary amendment in the Government letter No.1858/UD2/2022-1, dated 21.04.2022 for power delegation to the district level officers for Non-High Rise buildings total FSI area upto 40,000sq.ft.

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4. The Government after careful examination accept the proposal of the Director of Town and Country Planning and in supersession to the earlier orders issued in Government letter 1858/UD2/2022-1, dated 21.04.2022 direct the Director of Town and Country Planning to issue necessary circular delegating powers to all the District Officers of the Directorate of Town and Country Planning under Section 91 of the Tamil Nadu Town and Country Planning Act, 1971, to grant Planning Permission for Non-High Rise buildings, Residential, Commercial and industrial use for total FSI area upto 40,000 Sq.ft.

Yours faithfully,

  
31/3/23

for Principal Secretary to Government

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31/3/23