

**CIRCULAR**

Rc.No.7963/2022/K1 Dated: 11/04/2023

Sub: Establishment – O/o Directorate of Town and Country Planning, Chennai -107 – Tamil Nadu Town and Country Planning Act, 1971 - Power delegation to District Town and Country Planning offices – modified – circular issued .

Ref: 1. Tamil Nadu Combined Development and Building Rules, 2019.  
2. Director of Town and Country Planning, Chennai, Circular Rc.No.4367/2019/TCP2 Dt.14.08.2021  
3. Director of Town and Country Planning, Chennai, Circular Rc.No.4367/2019/TCP2 Dt.11.10.2021.  
4. Principal Secretary to Government, Housing and Urban Development Department Lr.no.1858/UD2/2022-1 Dt.21.04.2022.  
5. Director of Town and Country Planning, Chennai, Circular Rc.No.7963/2022/K1 Dt.23.04.2022.  
6. Principal Secretary to Government, Housing and Urban Development Department Letter(Ms).no.43/UD4(1)/2023-1 Dt.31.03.2023.

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1) As per rule 5 (2) of Tamil Nadu Combined Development and Building Rules. 2019, the competent authority for issue of Planning Permission in the rest of the state is, the Appropriate Planning Authority delegated by the Director or a local authority or any other Officer to whom the power is vested with to carry out certain activities like receiving application and to issue permission as prescribed in the various provisions of these Rules.

2) In the circular 2<sup>nd</sup> cited, consolidated power delegation orders to District Town and Country Planning officers was issued for grant of permission encompassing all type of buildings / layouts.

3) In the circular 3<sup>rd</sup> cited, additional power delegation orders to District Town and Country Planning offices were issued.

4) In the Government letter 4<sup>th</sup> cited, it has been directed to issue necessary circular delegating powers to all the District officers of the Directorate of Town and Country Planning to grant Planning Permission for Non-high-rise buildings for total built up area upto 40,000 Sq.ft.

5) Accordingly, in the circular 5<sup>th</sup> cited, power delegation orders to District Town and Country Planning officers were issued for grant of permission encompassing residential, commercial, institutional and industrial Non-high-rise buildings for total built up area upto 40,000 Sq.ft reiterating the instructions as per the Government letter 4<sup>th</sup> cited.

6) In the Government letter 6<sup>th</sup> cited, it has been directed now to issue necessary circular delegating powers to all the District officers of the Directorate of Town and Country Planning to grant Planning Permission for Non-high-rise buildings - residential, commercial and industrial use for total FSI area upto 40,000 Sq.ft in modification to the circular 5<sup>th</sup> cited.

7) In accordance with the Government letter 6<sup>th</sup> cited and in modification of the circular 5<sup>th</sup> cited, power delegation to the District officers of Town and Country Planning is issued as follows:

**(a) Residential, commercial and institutional use non-high-rise category of buildings:** one or more blocks with total FSI area of all the buildings combined together limited to 40,000 Sq.ft. In respect of building proposals of Tamil Nadu Urban Habitat Development Board, Tamil Nadu Housing Board and Tamil Nadu Police Housing Corporation, without any restriction of built-up area, permission can be granted by the District officers themselves by following the rules and regulations, subject to the condition, height of the building shall not exceed 18.3m in any case.

**(b) In case of Industrial buildings in plots of approved industrial layouts of SIPCOT/SIDCO:** Manufacturing factory shed/sheds with ground floor alone upto 10,000 sq.m of FSI area along with additional buildings like office, canteen and any other structure which are incidental to the main factory shed/sheds. Provided that, the FSI area of the said incidental use buildings combined together does not exceed 15% of the FSI area of the main manufacturing factory shed/sheds.

In case, the proposal does not have any main factory shed limiting to ground floor, but involves buildings with more than one floor having a total FSI area limited to 40,000 sq.ft, Provided, the height of each building should not exceed 18.3m.

**(c) In case of industrial buildings in plots/ sites other than SIPCOT/SIDCO layouts :**One or more blocks of buildings with total FSI area of all buildings combined together does not exceed 40,000 Sq.ft and height of each building does not exceed 18.3m.

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

(e) Any subsequent additional development over and above the already approved plan, but exceeds the delegated powers when put together with already approved plan, should necessarily be sent to head office for scrutiny /approval.

(f) The above Power delegation 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. Action taken in this regard along with a copy of resolution should be sent to the head office for record. This order comes into force immediately. Receipt of this circular should be acknowledged by return of post.

(Sd)/- B.Ganesan  
Director of Town and Country Planning

To  
All District officers,  
District Town and Country Planning offices.

Copy submitted to

Principal Secretary to Government,  
Housing and Urban Development Department,  
Chennai – 600 009.

Copy to

1. All officers, Head office, Chennai.
2. Superintendent – K
3. PC to DTCP.
4. Stock file – K1.

/Forwarded by order/

M. S. S. S.  
12/04/23  
Superintendent  
2  
12/4/23