



## **ABSTRACT**

Urban Development – Effective implementation of Tamil Nadu Combined Development and Building Rules(TNCDBR) 2019 and faster approval process of planning permission application - Instructions already issued by the Director - Reiterate the instructions – Orders issued.

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## **HOUSING AND URBAN DEVELOPMENT [UD 4(3)] DEPARTMENT**

**G.O.(MS) No.141**

**Dated: 23.09.2020**

சார்வரி, புரட்டாசி 7,  
திருவள்ளூர் ஆண்டு 2051

Read:

From the Director of Town and Country Planning Letter  
No.7671/2020-T, dated 03.09.2020

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### **ORDER:-**

In the letter read above, Director of Town and Country Planning has stated the following:-

- (i) Tamil Nadu Combined Development and Building Rules, 2019 have been notified in the G.O.Ms.No.18, Municipal Administration and Water Supply Department, dated 04.02.2019. These rules provide for the competent authority to call for such other particulars as may be prescribed by the Competent Authority, in addition to the routine details.
- (ii) Earlier, when the Development Control Regulations, 2010 were in force many circular instructions issued by the Director were being followed for processing and disposal of planning permission application. Further even after introduction of the TNCDBR. 2019 certain circulars have been issued by the Director at various points of time.
- (iii) In order to enable the applicants to easily comprehend the requirements for making application in full shape and the officials to process the applications properly and expeditiously, it has become necessary to compile such essential instructions, which were issued earlier

2. In this regard, Director of Town and Country Planning has also requested the Government to issue the guidelines for effective implementation of Tamil Nadu Combined Development and Building Rules (TNCDBR), and to reiterate them in a single order for strict adherence.

3. The Government after careful examination of the proposal of the Director of Town and Country Planning, accept the same and hereby issue following order for effective implementation Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019:-

- (i) It is observed that the competent authority, while calling for additional details from the applicant, raises queries in a piecemeal manner. This should be avoided strictly. The omitted details and the further details required, if any, shall all be called from the applicant comprehensively through a single letter sent to him by registered post. Consequently, if the applicant submits required details in full shape, then the file shall be processed further to grant permission. Again raising another set of new queries, after receiving reply for the first letter, shall not be made at all. Further, query can be raised only in the circumstances where the applicant did not submit proper details or incomplete details for the first query letter. Further, the first query letter while sent to the applicant through registered post, a copy of which shall also be sent to the applicant to his e-mail ID. Further, the applicant shall also be given an opportunity to have a joint sitting with the official concerned to discuss and resolve the issues, if any. Such meeting would enable to finalise the list of required additional details appropriately.
- (ii) In the layout approval process, the competent authority prepares the layout drawing and grants permission. If the tentative layout drawing submitted by the applicant along with the application is found to be in compliance of the rules, then the same layout pattern drawing may be accepted and granted permission without resorting to prepare a new layout pattern afresh.
- (iii) While the Director grants concurrence for the layout and sending it back to the field officers for effecting further permission, the field officers are collecting the necessary charges like Infrastructure and Amenities(I&A) Charges, Development Charges(DC) etc., before releasing the plans to the local body. However, Centage Charge alone is being collected at the Directorate level itself, for those cases which require approval of the Director, before granting concurrence and sending back the layout to the field office. This practice amounts to delay and hence it is ordered that hereafter, the Centage Charge shall also

be collected along with other applicable charges at the level of field officer himself.

4. The Director of Town and Country Planning is also directed to issue separate instruction to the subordinate officers.

**(BY ORDER OF THE GOVERNOR)**

**RAJESH LAKHONI,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Director of Town and Country Planning (FAC),  
Chennai-600 002.  
The Member Secretary,  
Chennai Metropolitan Development Authority,  
Chennai - 600 008.  
The Principal Secretary,  
Municipal Administration and Water Supply Department,  
Chennai - 600 009.

**Copy to:**

O/o. Hon'ble Deputy Chief Minister, Chennai - 600 009.  
Deputy Secretary to Hon'ble Deputy Chief Minister,  
Chennai-09.  
The Personal Clerk to Principal Secretary to Government,  
Housing and Urban Development Department,  
Chennai-600 009.  
Housing and Urban Development (OPI) Department  
**SF/SC.**

**//FORWARDED BY ORDER//**

*MCC*  
**SECTION OFFICER.**

*B*  
*23/9/20*

