



ABSTRACT

Urban Development - Automated Building Plan Approval System / Single Window Approval - "GO live" permission for first phase of Single Window Online System in Chennai Metropolitan Development Authority and Director of Town and Country Planning - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT [UD-3(2)] DEPARTMENT

G.O.(Ms.) No.56

Dated: 18.04.2022

சுபகிருது வருடம், சித்திரை - 5,
திருவள்ளூர் ஆண்டு 2053.

Read:

From Member Secretary, Chennai Metropolitan Development Authority Letter No. C3(S)/15623/2021, dated 07.04.2022.

ORDER:

In order to streamline the Planning Permission approval process, Chennai Metropolitan Development Authority and Director of Town and Country Planning (DTCP) under the Department of Housing and Urban Development have jointly started a new reform initiative to grant hassle free planning through implementation of a single-window system.

2. In this regard, during the Chief Secretary's meeting on Single Window Online System held on 21.02.2022 the following decisions were taken:-

- Each department should issue specific guidelines for issue of NOCs.
- The department should develop their online portal so that it could be integrated with the Single Window Online System.
- The data/document required by individual departments/agencies for issue of NOC should be furnished so that applicants could share the documents/prepare plans conforming to the guidelines.

- Training should be given to all the personnel involved in the user system.
- Discussions with a few departments on one to one basis has to be done.

3. During the Hon'ble Chief Minister's meeting held on 25.02.2022 among other things the following was decided with respect to implementation of Single Window Online System:-

"The Chennai Metropolitan Development Authority and Director of Town and Country Planning may go ahead with implementation of Single Window System in the first phase(which can be launched in April, 2022), Municipal Corporation and Municipalities may join next and then after Town Panchayats and Rural Local bodies in phase-3".

4. The Member Secretary, Chennai Metropolitan Development Authority in the letter read above has reported that in the first phase, on 01.04.2022, as part of trials for "Go-Live", Planning Permission Applications were uploaded in the website for Planning Permission doing away with requirements of any hard copy of plans and documents. Most of the modules are ready to process Planning Permission applications online and trials will ensure that all necessary corrections and modifications are undertaken. The system will be ready to "Go Live" after 2 weeks and requested orders to permit "Go live" of Automated Building Plan Approval System / Single Window Approval.

5. The Government after careful examination accord "Go live" Permission for implementation of first phase of Single Window Approval in Chennai Metropolitan Development Authority and Director of Town and Country Planning with effect from 01.05.2022. Integration of the NOC issuing agencies into the Tamil Nadu single Window Portal shall be carried out within the Single Window Online System as per readiness of those departments in the first phase. The list of NOC departments / agencies are given in the annexure to this order. Integration of Urban Local Bodies(ULBs) and Rural Local Bodies(RLBs) in the Single Window Portal shall be carried out in phased manner based on their readiness as per the decision made during the meeting held under the Chairmanship of Hon'ble Chief Minister as referred to on para 3 above.

6. Director of Town and Country Planning should give direction to all the Local Planning Authorities to commence trials to "Go Live" immediately and ensure that by 01.05.2022 whole system goes online.

7.The Member Secretary, Chennai Metropolitan Development Authority and Director of Town and Country Planning are requested to take action accordingly and to send the monthly progress on implementation of the Single Window Online System to Government.

(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 Director of Rural Development, Chennai-15.
4. The Commissioner,
Greater Chennai Corporation,
Chennai-3.
5. The Commissioner of Municipal Administration,
Chennai-28.
6. The Chief Executive Officer,
Tamil Nadu e-Governance Agency,
Chennai-2.

Copy to:

1. Municipal Administration and Water Supply
Department, Chennai-9.
2. Rural Development and Panchayat Raj Department,
Chennai-9
3. Finance(Hg.)Department, Chennai-9.
4. The Senior Personal Assistant to Hon'ble Minister,
Housing and Urban Development, Chennai-9.
5. Housing and Urban Development (UD1/UD4-1/OP-1)
Department, Chennai-9.
6. SF/SC

// FORWARDED BY ORDER //


SECTION OFFICER.

ANNEXURE TO

G.O.(Ms.)No.56, Housing and Urban Development[UD-3(2)]
Department, Dated 18.04.2022

List of NOC Departments/Agencies involved in the Single Window Online
System

Departments		NOCs required
1	Department of Fire and Rescue Services (DF & RS)	1. Air High Rise Buildings 2. Non-High Rise Buildings – Public Buildings, 3. Institutional Buildings
2	Police (Traffic)- (Non - Statutory) Chennai District	1. All High Rise Buildings, 2. Non-High Rise Buildings – Cinema Theater, Multiplex, Malls, Kalyanamandapam
3	Airports Authority of India(AAI)	The height clearance for buildings exceeding 30m height
4	Indian Air Force, Tambaram	Sites lie within 100m from the Indian Air Force station
5	Chennai Metro Rail Limited (CMRL)	Site within 50m from the centreline of CMRL corridor
6	Public Works Department (PWD) (Non-Statutory)	Inundation point of view & crossing of channels within the site from PWD / Revenue.
7	Southern Railway	Site within a distance of 30m from Railway boundary
8	Archaeological Survey of India (ASI)	The site falls within a distance of above 100m and up to 200m from the protected monuments
	Heritage Conservation Committee (HCC)	The site falls in the Heritage Precinct
9	National Monumental Authority(NMA)	Clearance from the NMA on their proposed sites of construction/re-construction which falls with in the limit of any centrally protected monument/sites.

10	Tamil Nadu Coastal Zone management Authority (CRZ Clearance from SCZMA)	If the site falls within the CRZ area and the total built-up area is more than 20,000sq.m. (powers delegated to Member Secretary, Chennai Metropolitan Development Authority for an area less than 20,000 sq.m)
11	Department of Environment, Tamil Nadu Environmental Clearance (EIA Clearance)	Total Builtup area more than 20,000 sq.m
12	Department of Forests, Tamil Nadu	If the site falls adjacent to the forest area
13	District Collectorate / Commissioner of Police (Law & Order) Chennai District Collectorate	Religious buildings (City-Commissioner,) others (remarks for water bodies, channels - Collector) Wet land for reclassification, Religious, Buildings, Water Bodies, No Government land is involved, Land ceiling involved, Quarry not nearby, No acquisition involved.
14	Tamil Nadu Pollution Control Board	Industrial Buildings / Hospital Buildings
15	ELCOT	IT buildings availing additional FSI
16	Department of Explosives	Petrol Bunk, Underground diesel tank
17	Tamil Nadu Housing Board	Lands covered under TNHB acquisition
18	National Highway Authority of India(NHAI)	Any land for road acquisition is proposed
19	Department of Agriculture	Only in Non-Planning Areas – for Dry land, for Reclassification of lands, Non-cultivated areas, Bore wells and other water courses
20	Department of Mines and Geology	HACA Areas (Ooty & Kodaikanal)
21	SIDCO	IT Developments in Industrial Estate

HITESH KUMAR S. MAKWANA,
PRINCIPAL SECRETARY TO GOVERNMENT.

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