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Local planning authority in TN gets power to sanction building plan approvals

Real estate developers welcome move but question effectiveness.

Our Bureau

Chennai, Feb. 6 The Tamil Nadu Ministry for Housing and Urban Development has delegated powers to the Local Planning Authority (LPA) under the Department of Town and Country Planning (DTCP) to sanction plan approvals for buildings and layouts.

However, the real estate developers, while welcoming the move, are disappointed that the powers are inadequate and would not solve the problem of delayed sanctions for buildings.

Following a meeting, the Urban Development Minister, Mr Parithi

Illamvazhuthi, has announced that the Local Planning Areas which had limited powers would be allowed to sanction larger projects. Earlier, the LPAs could only refer the application to the DTCP.

The Ministry has allowed the LPAs to sanction building and layout plans up to a limit within the existing rules and regulations.

The LPAs would approve plans for special buildings of a maximum of 15,000 sq ft with 12 apartments; commercial buildings, marriage halls and community halls of a maximum of 12,000 sq ft with ground and three floors, and lodges up to a maximum of 20 rooms; public and industrial buildings up to a maximum of 25,000 sq ft; buildings of ground and two floors for educational institutions; and infrastructure facilities of all kinds subject to land use regulations, the release said.

‘Too limited’

While welcoming the delegation of powers to speed-up sanctioning, the Confederation of Real Estate Developers of India-Chennai (CREDAI) has regretted that the powers are too limited for effectiveness.

The president of CREDAI, Mr Prakash Challa, said that the projects, particularly those coming up outside the Chennai Metropolitan Area limits, were bigger than the limitation fixed under the devolution of

powers. At least the special buildings, without a limitation on square foot area, should have been brought under the purview of the LPAs for effectiveness, he said.