



ABSTRACT

Urban Development - CMDA - e-Governance - 'Web-enabled Online Planning Permission Application Processing & Disposal System- Integration with CMDA's Online PPA 24 NOC issuing departments -Fixing timelines for NOC issuance- Deemed NOC for Online Planning Permission - Orders - Issued.

HOUSING AND URBAN DEVELOPMENT (UD3(2)) DEPARTMENT

G.O.(Ms).No.185

Dated:09.10.2024

குரோதி வருடம், புரட்டாசி-23

திருவள்ளூர் ஆண்டு 2055

Read:

From Member Secretary, Chennai Metropolitan Development Authority letter No.Comp/ e-Government/7689/2021, dated 11.01.2024.

= = = = =

ORDER:

As a part of the objective of the Government to encourage the growth of real estate, affordable housing and Ease of Doing Business, a single window portal for Planning Permission was introduced in Tamil Nadu.

2. Now, in the letter read above, the Member Secretary, Chennai Metropolitan Development Authority has stated that as a part of this process, it was decided to ease the process of getting NOCs from various departments for obtaining Planning Permissions. It is a two step process viz.

- Integration of NOC issuing departments with the Single Window Portal. (Online Planning Permission System)
- Introduction of Deemed NOCs.

3. The first part of the above initiatives, i.e., the integration of the following departments which issue NOCs with the Single Window Portal has been completed and it is now live.

Sl. No.	Department
1	Forest
2	ELCOT
3	CMRL
4	TNHB
5	Geology & Mines
6	Collectorates
7	PWD

8	WRD
9	Southern Railways
10	State Highways
11	Fire & Rescue
12	Airport Authority of India
13	Archaeological Survey of India
14	TANGEDCO
15	ONGC
16	SIDCO
17	National Monument Authority
18	Agriculture
19	Agriculture Engineering

4. With respect to the second part, i.e., deemed NOCs, after detailed deliberations, with all the concerned line departments, under the helm of the Chief Secretary to Government, it was decided to fix a certain number of days for each department as the maximum number of days admissible for processing of applications to issue NOCs by each department.

5. The Member Secretary, Chennai Metropolitan Development Authority has therefore requested to issue orders for deemed NOCs.

6. The Government after careful consideration of the proposal of the Member Secretary, Chennai Metropolitan Development Authority direct as follows:-

- (a) The following departments from which NOCs are sought for, for the purpose of issuance of Planning Permissions, shall provide the NOC within the number of days mentioned against each of them in the table below, from the date of application of such NOC.

S. No	Name of the department	Maximum No. of days
1	District Collector	30 days
2	Geology and Mining	30 days (Except Nilgiris)
3	DFRS	HRB-30 days NHRB-15 days
4	WRD	30 days
5	Forest	30 days
6	CMRL	30 days
7	State Highways	15 days
8	SIDCO	30 days
9	TNHB	30 days
10	ONGC	30 days
11	Department of Agriculture	30 days

(b) In respect of the following departments, system level validation based on GIS Layering should be done.

- (i.) ONGC
- (ii.) Department of Agriculture
- (iii.) Defence and
- (iv.) Tamil Nadu Housing Board

(c) If the application is in order with all the requisite particulars and if the concerned department has neither called for any additional details nor rejected it by an explicit order on substantial grounds with the reasons recorded in writing for such rejection, the NOC shall be deemed to have been given on the 30th day (or on expiry of days specified in the table above whichever is earlier) from the date of such application. The following procedures may be further stipulated for the implementation of the deemed NOC system: -

- i. The first scrutiny of the application shall be done by the competent authority of the concerned department within 7 days from the date of receipt of the application and such status shall be updated online.
- ii. All the required additional particulars from the applicant shall be called for within 10 days from the date of receipt of application.
- iii. The applicant shall be given a time of 10 days to furnish the additional particulars called for.
- iv. If the particulars are not received within the stipulated time, the application shall be summarily rejected on the 30th day (or on the day specified in the table, whichever is earlier)
- v. On the day of considering it as deemed NOC, the concerned Head of Department shall be alerted by the system in his login and via SMS about the deemed NOC.
- vi. In all cases of deemed NOCs, accountability is to be fixed on the respective official responsible for issuing such NOC. The concerned HOD shall conduct periodical reviews with the officials to ensure timely processing of NOCs.
- vii. The competent authority of the department concerned shall cause inspection for such developments where its risk assessment deems it fit for inspection if need be within 7 days from the date of deemed NOC and raise objections, if any, to the planning authority concerned.
- viii. If no objection is raised by the concerned Departments within 7 days of deemed NOC, the deemed NOC shall be construed as confirmed, under intimation to the concerned department.
- ix. The Planning Authorities shall ensure that the intimation of deemed NOCs are sent to the respective departments on the date of granting planning permission based on this deemed

NOC. This process shall be automated and such intimation should reach the login of the HOD concerned.

- x. The Planning Permission shall include a clause to specifically mention that the Planning Permission is being granted based on the deemed NOC.
- (d) Further instructions with regard to certain departments are issued as follows:
- (i) The planning approvals which involve the NOC of Defence, Indian Air Force, Airport Authority of India, Archeological Survey of India, National Monuments Authority, National Highway Authority of India, Environment Impact Assessment Authority and Southern Railways shall be issued with the condition that the NOC shall be obtained prior to the issuance of building permit.
 - (ii) In respect of the developments involving clearance from Coastal Regulation Zone, the planning permission shall be issued only after obtaining such clearance from the competent authority.
 - (iii) The NOC from the Department of Agriculture Engineering shall be exempted, as HACA validation is already being done by several departments (orders already issued)
 - (iv) HT/LT line (lines on a pole) passing through the site shall be ascertained by CMDA/DTCP through inspection. Hence there is no need for a separate NOC from TNPDC.
 - v) Further, the following shall be included as mandatory documents in the check list in the Planning Permission module.
 - a) Self-declaration by the applicant for IT Buildings to avail additional Floor Space Index (FSI).
 - b) Structural stability report may be obtained for HRB buildings from reputed structural engineering institutes viz., College of Engineering, Guindy, Anna university/IIT-Madras and reputed Engineering Colleges affiliated to Anna University offering post graduate courses in structural engineering.
 - c) NOC from TNPDC (Tamil Nadu Power Distribution Corporation) for EHT lines (Extra High Tension) which run on towers.

7. The planning authorities and the DTCP are directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

**KAKARLA USHA
PRINCIPAL SECRETARY TO GOVERNMENT**

To

1. All Additional Chief Secretaries/Principal Secretaries / Secretaries to Government, Chennai-9.

2. The Member Secretary,
Chennai Metropolitan Development Authority, Chennai-8.
3. The Director of Town and Country Planning, Chennai-107
4. The Managing Director, TNUHDB, Chennai-05
5. The Managing Director, TNHB, Chennai-107
6. All District Collectors.
7. The Additional General Manager
Southern Railway, Chennai - 3.
8. The Regional Executive Director,
Southern Region, Airport Authority of India, Chennai - 27.
9. IAF- Indian Air Force,
Chennai-53.
10. The Regional Director (south),
Archeological Survey of India/National Monuments Authority,
Chennai - 9

Copy to:

1. The Secretary to Hon'ble Chief Minister,
Secretariat, Chennai-9.
2. The Senior Personal Assistant to Hon'ble Minister for Housing and
Urban Development, Secretariat, Chennai-9
3. The Senior Personal Assistant to Hon'ble Minister for Hindu
Religious Chennai-9
4. The Principal Private Secretary to Chief Secretary to Government,
Secretariat, Chennai-9
5. The Private Secretary to Principal Secretary to Government, Housing
and Urban Development Department, Secretariat, Chennai-9
6. Housing and Urban Development (OP1) Department,
Secretariat, Chennai-9
7. Stock File/Spare Copy.

//FORWARDED BY ORDER//

95. Coleman
10/10/24
SECTION OFFICER

2/10/24
10/10/24