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Government of Tamilnadu.
Abstract.

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Town Planning - Construction by the Tamil Nadu State Housing Board - Clearance
from the Local Authorities and the town planning authorities - Orders issued.
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Rural Development and Local Administration Department.

G.O. Ms. No. 1496.

Dated: 26th July 1973.

Read : -

1. From the Director of Town Planning, Lr. No. 20544/71-DP.3 dt. 30-10-71 and Lr.No. 18657/72-DP.4 dt. 23-11-72.

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Order :

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It has been brought to the notice of the Government that in case the Collector of District has permitted a Housing Unit of State Housing Board to construct quarters for Judicial officers and Tahsildars in an area of sanctioned Town Planning scheme within the limits of a Municipality without the permission of the Municipal council concerned. The work has almost been completed.

2. It is reported that the said land on which the quarters have been constructed, has been set apart for school purposes in the Town Planning scheme already sanctioned by the Government in the year 1969. The Commissioner of the Municipality had advised the Administrative Officer of the Housing Unit concerned to contact the Director of Town Planning for changing the reservation of the said land. The Administrative Officer of the Housing Unit appeared to have addressed the Regional Deputy Director of Town Planning in the matter.

3. It was later reported by the Director of Town Planning that the Town Planning Department was not consulted in the matter of construction of quarters by the State Housing Board prior to December 1970. The Administrative Officer of Housing Unit seems to have contacted only the Commissioner of the Municipality.

4. The Director of Town Planning has reported that when the Town Planning scheme is under execution, the State Housing Board has undertaken the construction without regard to the provisions of the scheme, and has therefore requested the Government to negative the request of the State Housing Board and to issue strict instructions to the State Housing Board in the matter.

5. The matter was reported by the Administrative Officer of the Housing Unit when the construction was almost over. The Administrative Officer ought to have approached the Municipal Council for its concurrence before granting permission to the State Housing Board to start construction of houses and ought to have addressed the Municipal Council concerned in the matter as he was fully aware that the area was covered by the sanctioned Town Planning scheme. It is considered that both the District Collector and the Administrative Officer of the Housing Unit have failed to follow the normal procedure in the matter.

6. The Government are advised that according to section 17 of the Tamil Nadu Town Planning Act, 1920 (Tamil Nadu Act VII of 1920), after the publication of a notification under section 10 or section 12, no person shall erect, or proceed with, any building or work on, or enter into or carry out a contract in respect of, land within the area included in the scheme, unless he has applied for and obtained permission, in cases where a scheme has not been

sanctioned, from the Municipal council, and in other cases, from a responsible authority, As such, the Housing Board will also have to obtain the permission of the Municipal Council or the Responsible Authority, as the case may be, before undertaking any Housing scheme in an area included in a Town Planning scheme.

7. The Government accordingly direct that the Tamil Nadu State Housing Board or Slum Clearance Board or any other agency or department of this Government whenever it embarks upon development of land and constructions of houses in any area should invariably address the local authorities, i.e. the Municipal Council, the Municipal Corporation or Panchayat of the area as the case may be and the Town Planning authorities in the first instance for clearance and further action should be taken only after obtaining their clearance.

8. All the Collectors except the Collector of Madras are also requested to bring this order to the notice of all Town panchayats and Panchayat townships.

9. The receipt of this order may be acknowledged.

(By order of the Governor)

C.G. Rangabashyam,
Secretary to Government.

(True copy)

R.F.-32-17606/73 dt. 28-8-73.

Municipal office,
Tiruppur.

Copy to C-3 for council.
Copy to the Municipal Health Officer and Municipal Engineer.
Copy to Town Planning Officer and Accountant.
Copy to the Building Inspectors 1 to 4.
Copy to F.1 to F.5 clerks and
Draftsmen 1 to 3.

sd/ M. Raghavan,
Commissioner-incharge.

/ True copy-forwarded-by order/

M. P. Raghavan
4/9/73
Town Planning Officer.