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Layout planning process, approval of building plans also streamlined

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COIMBATORE: The State government has streamlined the process of layout planning and approval of building plans by removing the process of submitting applications through local bodies such as corporation, municipality, town panchayat and village panchayat. This comes on the heels of the government simplifying the process of land reclassification.

The Directorate of Town and Country Planning and the Local Planning Authority alone are vested with the power to approve layout formation. Till now, proposals were submitted to them through the local bodies.

A circular issued by the Commissioner of Town and Country Planning on July 20, 2009 states that for planning permission under the Town and Country Planning Act, applications should be received directly by the respective Member-Secretaries of the Composite Local Planning Authority. The remarks of the local bodies shall be sought before

forwarding the proposal to the Commissioner of Town and Country Planning.

With a clear stress on the time factor, the circular says the local bodies shall give their remarks within a “reasonable period.” If they are not received within this period, it will be deemed that they have no objection and the proposal processed by the Member-Secretary. The Member-Secretary can give planning permission only if it is within the powers delegated to the LPA. Otherwise, the proposal should be forwarded to the DTCP for technical clearance.

Apart from the layouts, the streamlining exercise includes the process of submitting and obtaining approval for building plans.

Hereafter, people need to submit to local bodies only plans for residential buildings up to 2,000 sq.ft. and commercial structures up to 1,000 sq.ft. because these agencies have powers of approval only up to this level.

Only the LPA or DTCP can approve plans for bigger buildings. Yet, the plans for these also are being routed only through the local bodies. Now, these can be submitted directly to the LPA or the Regional Deputy Director of Town and Country Planning.

“This provides a big relief to the people as it reduces the time taken for approval,” Joint Director of LPA, Coimbatore, M. Sekaran told *The Hindu* on Tuesday.