

Copy of:-

Office of the Director of Municipal Administration, Madras.1.

Roc.No.50124/80-44.

dated 25.8.80.

CIRCULAR

Sub:- Buildings - Detection of unauthorised constructions at the initial stage and drastic action on unauthorised construction - responsibility of Town Planning Personnels of Municipalities - Instructions-Issued.

Ref:- From the Director of Town and Country Planning, Madras, letter D.O.No.15016/80-B4, dt. 3.6.80.

It has been reported that a number of building appeal references are received in the office of the Directorate of Town Planning from Municipalities for buildings constructed in violation of Building Rules, Scheme Regulations and layout conditions. These appeals are preferred only after the constructions have been completed in many cases. It needs no emphasis that the building Rules prescribe the minimum requirements of open spaces and dimension of rooms etc., for a family to live in. Any building constructed in violation of such rules will be only sub-standard and have to be deemed as unfit for human habitation. Violation of rules which do not substantially affect ventilation and dimension of rooms are considered favourably by the Department of Town Planning and necessary exemptions are granted on humanitarian considerations. Among the appeals there are a number of constructions which are in violation of almost all rules and regulations and the extent of violation is such that living in those building is miserable. The Department of Town Planning has to decline grant of exemption for those buildings and they are necessarily be removed by the local body. Such contingency could have been avoided if the Executive Authority and the Town Planning Personnels of the local bodies had taken prompt action to detect the unauthorised and objectional constructions at the initial stage itself and necessary action pursued to stop the constructions. The Department considers that such lapses on the part of the Municipalities resulted in protracted correspondence between the appellant and the department and Government and to certain extent creating a feeling of harrasment among the public. It is also considered as waste of National resources when removal of such building is done particularly at a time when building materials are scarce at the market.

Therefore all the Executive Authorities of Municipalities and Township Committees are instructed to take prompt action on buildings commenced without permission so that the construction is regulated in conformity with rules and regulations and thereby building appeals for violation of rules are minimised. They are also requested to bring the contents of this circular to the notice of all Town Planning Officers and Personnel in Municipalities. The Executive Authorities of Municipalities and Township Committees are requested to bring the fact to this Inspectorate regarding any failure on the part of the Town Planning Personnel to stop unauthorised and objectionable construction of buildings and to institute severe disciplinary action against them.

The receipt of this Circular should be acknowledged by next post.

Sd/. V.T.Thurairaj,
Director,
p.t.o.

/ true copy /

R.F. 32/80(G1/23737/80),

Municipal Office, Erode,
Dated:- 17-9-80.

Copy of circular No. 50124/80/F4, dt. 25.8.80 of the Director of Municipal Administration, Madras is communicated to all Town Planning Inspectors for information and necessary action. They should adhere the instructions contained in the Circular without fail. Any failure on the part of the Town-Planning Personnels to stop unauthorised and objectionable construction of buildings, severe disciplinary action will be taken against the persons responsible.

The unauthorised construction report with details furnishing infriengement of the building rules and detailed development Plan clauses and the sketch showing the buildings and its open space around as per actuals at the site should be furnished. Any defects in the report or in the sketch is noticed severe disciplinary action will be taken.

Copy to G1 to G5 for stock file and A.T.P.O.

Copy to Commissioner's table.

Copy to T.P.O's table.

G. S. Divyanand
For Commissioner.

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