

ACTION HISTORY OF RTI REQUEST No.TACPO/R/2018/50145

Applicant Name :- Abul Kalam Azad Sulthan

Text of Application

1. Please let me know the difference between Planning Permission by Town and Country Planning and Building License by Local Authorities (Municipality etc).
2. Can a building constructed without Planning Permission and Building License in India.
3. What is the difference between RELAXATION OF PLANNING PARAMETERS and REGULARISATION of an unauthorized building.
4. Can planning parameters be relaxed for unauthorised constructions completed already. If yes, under what provisions.
5. Can an unauthorised building approved/permitted without actually regularising the unauthorised construction by the Government, but just by relaxing planning parameters.
6. At what stage of the building construction, a planning permission should be obtained.
7. Can planning permission be granted for already constructed unauthorised building without regularising it.

Reply of Application

Town & Country Planning Organisation (TCPO) is the subordinate office of the Ministry of Housing and Urban Affairs, Government of India and there is no branch office in any States / U.Ts . The requisite information / matter pertain to State Government/Urban Local Body. However, information of general nature is given below: 1) Planning Permission is the permission to be obtained under the Town and Country Planning Act of the concerned State before carrying out any development in the land/ building in both plan and non- plan areas . Building license is issued for new construction or alteration of existing buildings by the concerned Urban Local Body (ULB). Normally the information related with building permission is the subject matter of State Government/Urban Local Body and it can be referred in the following website link for detail information. <http://www.tn.gov.in/tcp/faq.htm> . 2) A building cannot be constructed without Planning Permission and Building License and proper approvals from the concerned local/state authorities are to be obtained before the construction. 3),4),5)&7) Relaxation of planning parameters and Regularisation of an unauthorized building are done by the concerned state government within the purview of Master Plan of the particular area, Town & Country Planning Acts, Rules & Regulations and Gazette Notifications/orders of the particular state from time to time basis. 6) Planning permission shall be obtained before the starting of any type of development in the land / building in both plan and non-plan area.