ACT PROVISION OF TOWN AND COUNTRY PLANNING DEPARTMENT
FOR THE CURTAILMENT OF INDISCRIMINATE CONVERSION OF
WETLANDS INTO OTHER USES

Prepared by

TOWN AND COUNTRY PLANNING DEPARTMENT

Chennai

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Chennai

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1. Introduction

Government of Tamil Nadu enacted Town & Country Planning Act (T&CP Act), 1971 by repealing Town Planning Act 1920. The Directorate of Town & Country Planning (DTCP) headed by the Director is functioning under the Tamil Nadu T&CP Act, 1971. It functions under the control of Housing & Urban Development Department (H&UD) of the Secretariat. The department has its jurisdiction over the entire Tamil Nadu except Chennai Metropolitan Development Area (CMDA).

a. Local Planning Authority

The functions of the Local Planning Authorities are to regulate the physical development of the town according to the land uses envisaged in the Master Plan and Detailed Development Plan. Local Planning Authorities formulate new schemes based on the Master Plans. There are two types of Local Planning Areas identified by this department.

b. Single Local Planning Authority

There are certain municipal areas, where the development of the town is mostly confined within the town boundary itself; the concerned municipality is declared as Single Local Planning Authority (SLPA) to carry out the planning functions.

c. Composite Local Planning Authority

There are towns, which have grown beyond their boundaries. The Corporation or Municipality could not control the development beyond their jurisdiction, as the adjoining areas may lie either in Town Panchayat or Village Panchayat. Such towns combined with their adjoining areas are identified and declared as Composite Local Planning Areas controlled by Composite Local Planning Authorities (CLPA).

2. Preparation of Statuary Plans

a. Regional Plan

The importance of regional planning was first stressed at Governmental level by the Housing & Regional Planning Panel (1955) of the Planning Commission. The objectives of balanced regional development was sought to be achieved through industrial location policy as "through balanced and coordinated development of industrial and agricultural economy in each region, the entire country can attain higher standard of living". The state has been demarcated into eight regions taking into factors like geographical boundary, resource base, market potential and facilities, population threshold etc. Identification of growth poles, growth centres, service centres and proposal for development of transportation and communication network, provision of regional level facilities, conservation of flora and fauna, historical and heritage sites and constitution of regional planning authority to prepare and implement regional plan for the above causes are to be pursued.

b. Master Plans (MPs)

Master plan is prepared for town and cities giving emphasize for zoning regulation for judicious use of urban land. Thus a Master Plan is a key development plan to provide land use allotment for residential, commercial, industrial, public and semi-public, traffic and transportation, parks, play fields and open spaces, etc., taking into consideration the existing land uses. The plans while suggesting for broader land use restrictions, will also identify the problem areas in traffic and
transport, location for education, recreation site etc., and propose for provision of infrastructure facilities based on the projected population for that area. Programmes are drawn and funding agencies are identified to take up such projects. 123 Local Planning Areas (115 Local Planning Areas and 8 New Town Development Areas) have been declared and master plans and new town development plans have been prepared for these urban areas. This department has so far prepared Master Plan/New Town Development Plan for 123 towns. Master Plan has to be prepared for the newly upgraded 50 Municipalities.

c. Detailed Development Plans (DDPs)

Detailed Development Plans are prepared in conformity with Master Plan proposals, prepared for smaller areas within the urban area. These are the action plans where the development projects and programmes are envisaged. It is a micro-level plan with detailed road network in which Master Plan is translated for development of specific area in the town which exhibits faster growth. So far 1625 detailed development plans have been notified by this department for major urban centres of the State and are at various stages of preparation. The Detailed Development Plans are also reviewed periodically based on the trend of development.

d. New Town Development Plans (NTDPs)

Taking into consideration the special nature of the area as industrial, educational, historical, heritage and tourism importance, the areas are developed fully utilising their potential into New Towns. There are 10 notified New Town Development Authorities (NTDAs) in the state and the department has prepared development plans for 6 areas and 8 authorities have been constituted.

3. Special Plans

a. Urban Renewal

Urban Renewal is an enthusiastic theme in its concept and practice because it arouses the curiosity of everyone in the area of human settlements where the programme comes for implementation / enforcement. The accelerating deterioration in urban areas frequently compel the City Development Organisation through various channels viz., political, administration, citizen forums etc., to apply remedial measures to arrest the deterioration of the standards of living condition. Massive urban development programmes that are contemplated in Master Plans are often constrained by the vastness of finance and other socio-economic aspects. Thus it is highly essential to understand each of the components involved in the practice of Urban Renewal and their applicability for various land uses. The wide range of benefits to be derived from Urban Renewal includes both obvious and subtle benefits, which are at times too obscure to observe let alone measure and may be of physical and economic nature. So far the department has prepared 5 urban renewal programmes for the five Corporation cities of the State other than Chennai.
b. Traffic & Transportation Planning

The growing scale of urbanization, city size and the prevailing land use patterns has made the problem of urban traffic and transportation increasingly complex and unmanageable. Urban transport in metropolitan cities is under increasing strains and suffers from bottlenecks arising from its weaknesses and ills. Studies have to be undertaken to study in depth the factors of travel time, mode and cost of travel, pollution and distance to work, education and entertainment. The residential and employment areas have to be served better. The Directorate has undertaken Comprehensive Traffic and Transport action (CTTS) for 5 Corporation cities in the State (Other than Chennai) and Traffic Operational and Management Plans (TOMP) for 58 small and medium towns in the State to suggest measures for improving traffic and transport facilities of these towns.

c. Heritage Town Development Plans

The Government of Tamil Nadu is concerned about protection of the general environment of our priceless Heritage Towns and decided to take up the conservation and development of these towns. Government identified 49 towns/places and notified them as heritage Towns/places. Government also ordered the Director of Town and Country Planning to act as the nodal agency to prepare development plans for the towns by appointing consultants and professionals. The Directorate has prepared development plan for about 38 towns of these notified Heritage Towns/places.

d. Development Plan for Urban Centres in Least Urbanized Taluks

Urban development strategy aims at integration of economic and spatial planning in small and medium towns and thereby control migration of people from rural areas. It has been found that some taluks in the State do not have any urban centre for development, which could serve its surrounding villages. It was decided to identify such urban centres in these least urbanized taluks and develop them so as to act as service centres to its adjoining villages. This department has identified such least urbanized taluks in the State and has prepared development plans for 45 least urbanized taluks.

e. Civic Designs

The Regional offices of this Directorate are assisting the local bodies in preparing and approving the civic design for the development programmes such as construction of bus stand, markets, commercial complex etc., which are carried out by the urban local bodies in the State.

4. Issue of planning permission by LPAs and NTDAs

The Local Planning Authorities/ New Town Development Authorities issue planning permissions under the Town & Country Planning Act, 1971 for all developmental activities proposed in their jurisdiction like approval of layout and building plans.
5. Layout Approval

According technical guidance to the local bodies for formation and approval of layouts throughout Tamil Nadu (except Chennai Metropolitan Area) is one of the major functions of the Directorate of Town and Country Planning. Proposals for layouts in less than 5 acres of extent received from the urban local bodies are scrutinised and suitable design of the layout is prepared and technically approved by the connected Local Planning Authorities/ New Town Development Authorities/ Regional offices of this Directorate. If the extent is more than 5 acres, the proposal is given technical approval at head office at Chennai. The layouts are prepared in accordance with the specified land use zone classification prescribed in the Master Plan, Detailed Development Plan and New Town Development Plan. Layouts proposed to be developed by Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Police Housing Corporation and Small Industries Development Corporation are processed and approved by this Directorate.

6. Building Appeal Petitions

This Department processes and passes orders on proposals for construction of multistoried and public buildings (if they are in conformity with rules), group housing etc. The appeal petitions addressed to Government received from the local bodies with reference to multi-storied buildings, public buildings and other buildings are forwarded with remarks to Government for final orders.

7. Hill Area Conservation Authority (HACA)

Government of Tamil Nadu have constituted an Ad-hoc Authority called “Tamil Nadu Hill Areas Conservation Authority” for conservation Hill Areas. Secretaries to Government of various Departments and heads of various Departments, Collectors of Nilgiris and Dindigul Districts comprising the important hill areas of the State are made as members of the Authority. The Secretary to Government, Housing and Urban Development Department is the Chairman and the Director of Town and Country Planning is the Member Secretary. The Government have notified the names of the villages which come under hill areas. The HACA considers the proposals in respect of these areas received from the Local Bodies / District Collectors / Government Departments etc., based on the Acts and Rules at its frequent meetings peruses the proposals made in these hill areas force and sends recommendation to the Government regarding the proposals for further orders of the Government.

8. Architectural and Aesthetics Aspects (AAA) Committee

Government have constituted the “Architectural and Aesthetics Aspects Committee” exclusively for the Districts viz., Nilgiris, Dindigul and Salem to assist the concerned District Collectors in sanctioning Building Licenses in the Hill Areas of the above said Districts. The AAA committees for Nilgiris, Salem and Dindigul Districts have been constituted with the respective District Collectors as Chairman and the respective Regional Deputy Directors of Town and Country Planning as Convenors and officials from Forests, Geology & Mining, Pollution Control Board, Municipal Commissioners and other Department officials as members. The AAA Committee before
according its approval refers those proposals to the HACA for which clearance of HACA is necessary.


(1) Tamil Nadu Town and Country Planning Act, 1971

a. Preparation and sanction of Detailed Development Plan Rules
b. Master Plan (Preparation, Publication and Sanction) Rules

(2) Tamil Nadu District Municipalities Act, 1920

a. Tamil Nadu District Municipalities Building Rules, 1972
b. Multi-Storeyed and Public Building Rules, 1973
d. Tamil Nadu Cyclone Prone Area Special Building Rules, 1982
e. Tamil Nadu Nuclear Installations (Regulation of Buildings and Use of Land) Rules, 1990.

(3) Tamil Nadu Panchayats Act, 1994


10. The Curtailment of Indiscriminate Conversion of Wet Land into Other Uses

The Town and Country Planning Department functioning under the Town and Country Planning Act, 1971 which mainly involves in preparing Master Plans for urban areas like cities, towns, municipalities etc., to regulate the urban development in an orderly manner.

So far this department has prepared 123 Master Plans for various 2nd tier cities and other municipal towns in Tamil Nadu. These areas are called as planned areas.

The preparation of Master Plan is mainly of land use planning in consideration with the projected population for a plan period of 20 years.

The guideline for preparation of such Master Plan was issued in G.O.1730, RD&LA department, dated 24.7.1974 which is enclosed in Annexure I.

While preparing the Master Plans, most of the agriculture wet lands are earmarked under agricultural use zone and any conversion to other uses will be entertained only after obtaining of a G.O. from the Government after following due procedures with full justification as per the Act provisions.

Section 28 and 32 (4) of Town and Country Planning Act, 1971 are enclosed as Annexure II.

In non-plan areas not covered under any Master Plan and rural areas the indiscriminate conversion is curtailed through an Act amendment passed during 2010
under the Town and Country Planning Act, 1971 in section 47A in which any conversion from Agricultural to other uses are entertained only after obtaining the NoC from the concerned District Collectors only.

The amendment under 47-A is enclosed as **Annexure III**.

In the above manner this department is enforcing the restriction of conversion of wet lands into other uses.

The preparation of Regional plans is also one of the tool for conversation of natural resources like forest, water bodies, agricultural lands etc. under Section 15 of Town and Country Planning Act, 1971.

The preparation of such regional plans are not yet taken up and prepared.

Section 15 of the said Act is also enclosed as **Annexure IV**.

The above are the only Act provisions available in this department relating to control the conversion of agricultural land into other uses.
Annexure I
GOVERNMENT OF TAMIL NADU

ABSTRACT

Town Planning - Preparation of Zonal Plan - Formulation of Draft regulations submitted by the Director of Town and Country Planning - Approved.

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Rural Development and Local Administration Department


1. D.O. letter No.28332/MD/73-1, RD & L.A. dt. 7.3.73
2. From the Director of Town and Country Planning letter No.10989/73, SM dt.2.3.74
3. From the Member Secretary, Madras Metropolitan Development Authority, D.O.Letter No.1983/74, ADP/dt. 19.5.74

ORDER:

The Director of Town and Country planning submitted draft Zoning regulations on use of land and building particulars in urban areas. These regulations list out the uses permissible in each of the use zone and the restrictions to be imposed. For the purpose of these regulations, it has been suggested that the urban areas may be divided into the following six major use zones.

1. Residential Use Zone
2. Commercial Use Zone
3. Industrial Use Zone
4. Educational Use Zone
5. Public and Semi public Use Zone
6. Agriculture Use Zone

of course, the residential use zone has been further sub divided into two categories namely;

1. Primary Residential Use Zone and
2. Mixed Residential Use Zone

The Industrial use zone has been similarly sub-divided into three categories namely:

1. Controlled Industrial Use Zone
2. General Industrial use Zone
3. Special Industrial and Hazardous Use Zone
2) The director has also stated that the Tamil Nadu Town and Country Planning Act, 1971, provides for the Zoning of areas under Section 17(1) and 20(2) through the Master Plans and detailed Development Plans respectively. He has recommended that the draft Zone regulations may be approved and communicated to the Local Planning authorities for adoption as part of the Master Plan for proper Land use Planning and control in addition to other regulatory measures and that as for the Madras Metropolitan area a copy of the regulations may be sent to the Member Secretary, Madras Metropolitan Development for adaptation as part of the Madras Metropolitan Development Plan with such modifications may be necessary in consideration with him (the Director)and the Government.

3) A copy of the draft regulations was sent to the Member Secretary, Madras Metropolitan Development Authority for his views. He has started that the Comprehensive land use proposals and zoning regulations for Madras Metropolitan Area are under preparation and that the suggestion of the Town Planning Directorate will be considered and incorporated to the extent as may be necessary in the final proposals.

4) The Government has examined the suggestion. They accept the views of the Member-Secretary, Madras Metropolitan Development Authority so far as it Relates to the Madras Metropolitan Area and as for other urban areas of the State. The Government approve in principle the draft zoning regulations submitted by the Director of Town and Country Planning. The Director is requested to furnish copies of the draft zoning regulations to the Local Planning Authorities as soon as they are constituted.

The receipt of this order may be acknowledged by the Director of Town and Country Planning.

(By order of the Governor)  
M.M. Rajendran  
Secretary to Government
APPENDIX
USE ZONE REGULATIONS

1. Residential Use zone:
   a. Primary Residential Use Zone
   b. Mixed Residential Use Zone

Use Zone 1(a) Primary Residential Use Zone

1. All residential building including single and multi-family dwellings, apartment dwellings and tenements together with appurtenances pertaining there to;
2. Professional consulting offices of the residents and other incidental uses there for;
3. Petty shops dealing with daily essentials including retail provisions soft drinks, cigarettes, newspapers milk Kiosks, cycle repair shops and single person tailoring shops;
4. Hair dressing saloons and Beauty Parlours.
5. Nursery and primary schools.
6. Taxi and Auto rickshaw stands and
7. Parks and Playfields.

Use Zone 1(b) MIXED RESIDENTIAL USE ZONE

Uses Permitted

1. All uses permitted under Use Zone (a) i.e. Primary Residential Use Zone
2. Hostels and single person apartments
4. Recreation clubs, Libraries and Reading rooms.
5. Clinics, Dispensaries and Nursing homes.
8. Banks and Safe Deposit Vaults;
9. Educational institutions excluding colleges.
10. Restaurants, Residential Hotels and other Boarding and Lodging Houses.
11. Petrol filling and Service stations.
12. Departmental stores or stores or shops for the conduct of retail business.


15. Laundry, Tailoring and Goldsmith Shops and

16. Cottage industries permissible in residential areas under G.O.Ms.No.566, dt.13.3.62

II. Commercial Use Zone - Use Zone 2

Uses permitted

1. All uses permitted in use zone 1(a) and 1 (b) i.e. residential use zones.

2. All commercial and business uses including all shops, stores, market and uses connected with the display of merchandise, either wholesale or retail rent excluding exposures, obnoxious products and other materials likely cause health hazards.

3. Business Offices and other commercial and financial institutions.

4. Warehouses, repositories and other uses connected with storage or wholesale trade, but excluding storage of explosives or products which are either obnoxious or likely to cause health hazards.

5. Cinemas, the theatres and other commercial entertainment centres;

6. Research, experimental and Testing laboratories not involving danger of fire, explosions or health hazards;

7. Transportation terminals including bus stands, railway stations and urbanized parking lots;

8. Automobiles repair shops and garages;

9. Small industries, using electric motors and not exceeding 50 H.P. and or employing not more than 25 workers, which are not noxious or offensive due to odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety and

10. Installation of electric motors not exceeding 50 H.P. for use incidental to the commercial activities permissible in the Zone.

III. Industrial Use Zone - Use Zone 3.

A. Controlled Industrial use zone

B. General Industrial use zone

C. Special Industrial and Hazardous use zone
Use Zone III (a) Controlled Industrial Use Zone

Uses Permitted

1. All commercial uses listed under use zone 1(a), 1(b) and 2 i.e. residential and commercial use zones;

2. Industries using electric power not exceeding 130 H.P. (L.T. maximum load) but excluding industries of obnoxious and hazardous nature by reason of odour, liquid effluent, dust, smoke, gas, vibration etc. Or otherwise likely to cause danger or nuisance to public health or amenity; Provided that these industries may use steam, oil, or gas power during periods of power shortage of failure.

3. Hotels, Restaurants and Clubs, places for social inter course, recreation and worship and dispensaries and clinics, and

4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (b) General Industrial Use Zone

Uses permitted

1. All commercial uses listed under Use Zone 1(a) 1(b) and 2 i.e. residential and commercial use zones

2. All industries without restrictions on the horse power installed or type of motive power used excluding those of obnoxious or hazardous nature by reason of odour, liquid effluent, dust, gas, smoke, vibration etc. Or otherwise likely to cause danger or nuisance to public health or amenity;

3. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or for dispensaries and clinics and ;

4. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

Use Zone III (c) Special Industrial and Hazardous Use Zone

Uses Permitted

1. All commercial uses listed under Use Zones 1 and 2 i.e. residential and commercial use zones;

2. All industries permissible in the Use Zones III (a) and III (b) i.e. the controlled and general industrial use Zones.

3. All uses involving storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may be produce poisonous fumes or explosion.

4. All uses involving storage, handling manufacturing or processing which involve highly corrosive, toxic or noxious alkalis acids, or other liquids or chemicals producing flames, fumes and explosive, poisonous, irritant or corrosive gases.
5. All uses involving storage, handling or processing of any material producing explosive mixtures of dust, or which result in the division of matter into fine particles subject to a spontaneous ignition.

6. Processing or manufacturing anything from which offensive or unwholesome smells arise.

7. Melting or processing tallow or sulfur.

8. Staring, handling or processing of manure, offal, blend, bones, rags, hides, fish, herms or skins;

9. Washing or driving wool or hair;

10. Making fish oil;

11. Making soap, boiling or pressing oil, burning bricks, tiles, pottery, or lime;

12. Manufacturing of distilling sago and artificial manual

13. Brewing beer, manufacturing by distillation barrack or spirit containing alcohol, whether denatured or not;

14. In general, any industrial process which is likely to be dangerous to human life or health or amenity and not permissible in the Use Zone III(a) and III (b) i.e. controlled industrial and the general industrial use zones;

15. Hotels, restaurants and clubs, or places for social intercourse, recreation and worship or dispensaries and clinics, and

16. Residential buildings for caretakers, watchman and other essential staff required to be maintained in the premises.

IV. Educational Use Zone - Use Zone 4.

Uses Permitted

1. Schools, Colleges and other higher education and Training institutions and the uses connected therewith;

2. All uses permitted in Use Zone I(a) i.e. primary residential use zone.

3. Hotels and single person apartments

4. Recreation clubs Libraries and Reading rooms and

5. Restaurants.

V. Public and Semi-public Use Zone - Use Zone 5

Uses Permitted

1. Government and Quasi Government Offices;

2. Art Galleries, Museums, Aquarium and Public Libraries;

3. Hospitals, Sanitary and other medical and public health institutions;

4. Harbor, Airport and Flying Club;
5. Organized parking lots and Bus and Taxi stands;

6. Parks, Playfields, swimming pools, stadium, Zoological Gardens, Exhibition Grounds and other Public and Semi-Public Open spaces and

7. All uses permitted in the Use Zones 1(a) and 1(b) i.e. the residential use zones

VI. Agricultural Use Zone - Use Zone 6.

Uses permitted

1. All agricultural uses;
2. Farm houses and buildings for agricultural activities;
3. Rural settlements with allied uses;
4. Public and Private parks, playfields, gardens, caravan and camping sites and other recreational uses;
5. Dairy and Cattle Farms;
6. Piggeries and Poultry Farms;
7. Water tanks and reservoirs;
8. Sewage farms and garbage dumps;
9. Airports and broadcasting installations;
10. Forestry;
11. Cemeteries, Crematoria and Burning and Burial grounds;
12. Storing and drying of fertilizers;
13. Fish curing;
14. Salt manufacturing;
15. Brick, tile or pottery manufacture;
16. Stone crushing and quarrying; and
17. Sand, clay and Gravel quarrying.
Amendment to the G.O.Ms.No.1730 (RD&LA, Dept.), 24th July 1974

Copy of Government letter No.12096/UDIV(i)/93/4 dated 2-8-93 from the Joint Secretary to Government Housing and Urban Development Department Madras-9 addressed to the Director of Town and Country Planning, Madras-2.


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I am directed to state that the following amendment is issued to the G.O. first cited.

AMENDMENT

For the words “10. Installation of Electric motors not exceeding 20 H.P. for use incidental to the commercial activities permissible in the zone” the following may be substituted:

“Manufacturing and Service establishments and commercial uses using electric motors and or not exceeding 50 H.P. and/or employing not more than 25 workers excluding those that are obnoxious or hazardous, nature by reason of odours, effluent, dust, smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity”.

sd/-

Section officer
Amendments Made in Letter No.69759/UDIV (2)/89/11 dated 22nd July 1992 from Housing and Urban Development Department

1. In the said Government order, in the Appendix,

   Under the heading “I. (a) Residential use zone” under the sub-heading “Use zone. I. (b) Mixed Residential use Zone”, under the item “Uses permitted” in item 10 for the expression “Restaurants, Residential Hotels and other Board and Lodging Houses” the expression “Restaurants without residential accommodation eating and catering houses and lodging houses for less than twenty occupants” shall be substituted.

2. Under the heading “II. Commercial use zone use zone-2” under the item “Uses Permitted” after item 10 and the entries relating thereto, the following item and the corresponding entries shall be added, namely:-

   II. “Restaurants with or without boarding and lodging houses, Star Hotels and Non-Star Hotels”

   Yours faithfully,
   Sd/-

   for Secretary to Government.
Annexure II

Tamil Nadu Town and Country Planning Act, 1971 regarding Master Plan

Section 28:- Approval by Government.-

As soon as may be, after the submission of the regional plan, the master plan or the new town development plan but, not later than such time as may be prescribed, the Government may, after consulting the Director, either approve the said plan or may approve it with such modifications, as they may consider necessary, or may return the said plan to the appropriate planning authority to modify the plan or to prepared a fresh plan in accordance with such directions as the Government may issue in this behalf and resubmit it to the Government for approval.

Section 32:- Variation, revocation and modification of regional plans, master plans and new town development plan

The Government may, at any time by notification in the Tamil Nadu Government Gazette, vary or revoke the regional plan, a master plan or a new town development plan, as the case may be, prepared and approved under this Act.
Annexure III
Act No.46 of 2010 w.e.f. 29.12.2010

Amendment to Tamil Nadu Town and Country Planning Act, 1971

Section 47-A. Development of land in an area other than planning area:-

(1) Any person intending to carry out any development on any land in an area other than planning area shall make an application in writing to the local authority for permission in such form and containing such particulars and accompany such documents as may be prescribed.

(2) The local authority shall before according permission under sub-section (1), shall obtain the prior concurrence of the Director and shall also collect such fees at such rate as may be prescribed:

Provided that in the case of wet lands, the prior concurrence of the Collector of the District concerned is necessary.

(3) The Collector shall give his prior concurrence to the local authority under sub-section (2), upon fulfillment of such guidelines as may be prescribed.

(4) Where any development of land has been carried out,-
   (a) without permission required under this section; or
   (b) in contravention of any permission granted or of any condition subject to which permission has been granted; or
   (c) after the permission for development of land has been duly revoked; or
   (d) in contravention of any permission which has been duly modified.

The local authority shall exercise the powers of the appropriate planning authority under sections 56 and 57 with such modifications as may be necessary.

Explanation:- The term “wet land” in this section shall have the same meaning as in the Tamil Nadu Additional Assessment and Additional Water Cess Act, 1963 (Tamil Nadu Act 8 of 1963)”
Annexure IV

Section 15 of Tamil Nadu Town and Country Planning Act, 1971

Section 15: Regional plans:-

(1) As soon as may be, after the declaration of a regional planning area under section 10 and after the constitution of the appropriate planning authority under section 11, the regional planning authority shall, within such item as may be prescribed and after consulting the Director, prepare and submit to the Government, a plan hereinafter in this Act called the “regional plan” for the regional planning area or any part of it.

(2) The regional plan may propose or provide for all or any of the following matters, namely:-

(a) the manner in which the land in the region shall be used and in particular, the general locations of land and the extent to which the land may be used for residential, industrial, commercial, agricultural and recreational purposes or as forest or for mineral exploitation;

(b) the identification of urban and rural growth centre and new town sites;

(c) transport and communication, such as roads, highways, railways, waterways, canals and air-ports including their development.

(d) water-supply, drainage, sewerage, sewage disposal and other public utilities, amenities and services including electricity and gas;

(e) demarcation, conservation and development of areas of natural scenic beauty, forest, wild life, natural resources and landscaping;

(f) demarcation of objects and buildings of archaeological or historical interest or of natural beauty, or actually used for religious purposes or regarded by the public with veneration;

(g) areas required for military and defence purposes;

(h) prevention of erosion, provision for afforestation, or reforestation, improvement and redevelopment of water front areas, rivers and lakes;

(i) irrigation, water-supply and hydro-electric works, flood control and prevention of river pollution; and

(j) such other matters as may be prescribed.