

Under Rule 130 of the Tamil Nadu Legislative Assembly Rules, the following Bill which was introduced in the Legislative Assembly of the Tamil Nadu on 6th January, 2022 is published together with Statement of Objects and Reasons for general information:—

L.A. Bill No. 7 of 2022

**A BILL FURTHER TO AMEND THE TAMIL NADU
TOWN AND COUNTRY PLANNING ACT, 1971.**

BE it enacted by the Legislative Assembly of the State of Tamil Nadu in the Seventy-second Year of the Republic of India as follows:-

1. (1) This Act may be called the Tamil Nadu Town and Country Planning (Amendment) Act, 2022.

Short title and commencement.

(2) It shall come into force on such date as the State Government may, by notification, appoint.

2. In Section 50 of the Tamil Nadu Town and Country Planning Act, 1971,—

Amendment of section 50.

(1) for the expression “for a period of five years”, the expression “for a period of eight years” shall be substituted.

(2) the first proviso shall be omitted.

Tamil Nadu Act
35 of 1972.

STATEMENT OF OBJECTS AND REASONS

According to section 50 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), every planning permission granted for development on any land or building thereon shall remain in force for a period of five years from the date of such permission. The proviso thereunder enables the appropriate planning authority to extend the said period for three more years, on application made in this behalf.

2. In the present scenario, in cases where the construction projects are yet to be completed, the developers find it difficult to obtain a fresh permission for development, on expiry of the five year period. The Planning authorities also are not able to cause inspection of the site in a full-fledged manner in the on-going construction sites. Therefore, in many such cases, fresh planning permission could not be issued. The Confederation of Real Estate Developers Associations of India in their representation has requested to increase the timelines of validity of planning permit from the existing five years to eight years for all the projects. Further, the impact of COVID-19 on the real estate in the State, especially on the construction activities has been unprecedented to the extent that it has brought the construction activities to a halt. The interdependence of supply chains, migration of labourers, cost overruns and liquidity constraints are some of the challenges that are faced by the sector. The impact of COVID-19 may last for a long period, affecting the construction activities and hampering the implementation of the projects within the prescribed period of five years.

3. The Government have, therefore, decided to amend the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) suitably, so as to extend the validity period of planning permission from five years to eight years.

4. The Bill seeks to give effect to the above decision.

S. MUTHUSAMY
*Minister for Housing and
Urban Development.*

Secretariat,
Chennai-600 009,
6th January 2022.

K. SRINIVASAN,
Secretary.