ABSTRACT

Rules – Rules under section 113-C of the Tamil Nadu Town and Country Planning Act, 1971 for Assessment and Collection of Amount for Exemption of Buildings, 2017 – Amendments to the Rule - Notification – Issued.

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Housing and Urban Development [UD4(3)] Department

G.O.(Ms).No.82 **Dated:21.06.2018**

விளம்பி, ஆனி 7,

திருவள்ளுவர் ஆண்டு 2049

1. G.O.(Ms).No.110, Housing and Urban Development Department, dated 22.06.2017.
2. G.O.(Ms).No.199, Housing and Urban Development Department, dated 21.12.2017.
3. G.O.(Ms).No.35, Housing and Urban Development Department, dated 20.03.2018.

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ORDER:

The appended Notification shall be published in the Tamil Nadu Government Gazette Extraordinary dated the 21st June, 2018.

(BY ORDER OF THE GOVERNOR)

S. KRISHNAN
PRINCIPAL SECRETARY TO GOVERNMENT.

To
The Works Manager,
Government Central Press, Chennai-600079.
The Additional Chief Secretary to Governor, Raj Bhavan,
Chennai–600022.
The Additional Chief Secretary to Government,
Finance Department, Chennai-600009.
The Additional Chief Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600009.
The Principal Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600009.
The Secretary to Government, Law Department,
Chennai–600009.

The Commissioner of Town and Country Planning,
Chennai-600002.
The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai–600008.
All District Collectors.

Copy to:

The Secretary to Chief Minister, Chennai-600009.
The Chief Minister's office, Chennai- 600009.
The Deputy Secretary to Deputy Chief Minister, Chennai-600009.
The O/o. Deputy Chief Minister, Chennai-600009.
The Principal Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai-600009.
The Public (SC) Department, Chennai-600009.
The Housing and Urban Development (UD I, UD VI, UDVII & OPI)
Department, Chennai–600009.
SF/SC.

//Forwarded By order//

21/6/18
Section Officer.
21/6/18

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APPENDIX.

NOTIFICATION.

In exercise of the powers conferred by clause (bb) of sub-section (2) of section 122 read with section 113-C of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Assessment and Collection of Amount for Exemption of Buildings Rules, 2017, namely:-

AMENDMENTS.

In the said Rules,-

(1) in rule 3,-

(a) in clause (ix),-

(i) in sub-clause (a), for the words "within twelve months", the words "within eighteen months" shall be substituted.;

(ii) for sub-clause (b), the following sub-clause shall be substituted, namely:-

"(b) The applicant shall assess the violation in the building, workout the applicable regularisation fees as prescribed in Annexure-II and submit the same online.";

(b) for clause (xvi), the following clause shall be substituted, namely:-

"(xvi) The Competent Authority shall scrutinise the applications submitted for exemption under section 113-C of the Act, along with the structural stability certificate and other data related to site and building and the Competent Authority shall decide on the corrective measures, if any, and communicate the same to the applicant.";

(2) for Annexure-II, the following Annexure shall be substituted, namely:-

"Annexure-II.

(i) Rate of amount for exemption for Floor Space Index violation

Sl. No.	Usage	Ordinary building	Special building	Multi-storied building
(1)	(2)	(3)	(4)	(5)
1	Residential	0.01 x the guideline value of equivalent land for the violated floor area.	0.10 x the guideline value of equivalent land for the violated floor area.	0.25 x the guideline value of equivalent land for the violated floor area.

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(1)	(2)	(3)	(4)	(5)
2	Commercial	0.05 x the guideline value of equivalent land for the violated floor area.	1.00 x the guideline value of equivalent land for the violated floor area.	1.25 x the guideline value of equivalent land for the violated floor area.
3	Institutional and Industrial	0.03 x the guideline value of equivalent land for the violated floor area.	0.25 x the guideline value of equivalent land for the violated floor area.	0.50 x the guideline value of equivalent land for the violated floor area.

(ii) Single regularisation penalty instead of charging separate penalties each for Road width and Setback violations as suggested by the Justice Rajeswaran Committee shall be charged at following multiples of Infrastructure and Amenities Charges on the excess Floor Space Index over and above the normally permissible Floor Space Index.

Road width / Setback violations not amounting to FSI violation		
FSI achieved upto1.5	FSI achieved between 1.5 and 3.0	FSI achieved above 3.0
100 %	200 %	300 %

S. KRISHNAN
PRINCIPAL SECRETARY TO GOVERNMENT

//True Copy//

21/6/18
Section Officer

21/6/18

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