

Charges collected for High Rise Buildings

	Fee Detail	Applicability	Orders	Charges
1.	DC for Land	Applicable for all Developments	G.O.Ms.No.131 H&UD Dept. dated.25.03.1997	Residential - Rs.5.0 /m ² Commercial - Rs.10.0 /m ²
	DC for Building			Residential - Rs.12.5/m ² Commercial - Rs.25.0 /m ²
2.	Scrutiny Fee	Applicable for all Developments	TNCDBR, 2019	Along with PPA - Rs.2 /m ² 1 st revised plan - Rs.1 /m ² 2 nd revised plan - Rs.0.40 /m ² 3 rd revised plan - Rs.0.20 /m ² Subsequent revised plans- Nil
3.	RC for Land	Applicable for regularization of unauthorized subdivision & amalgamation of lands	Regularization of Unapproved Layout and Plot Rule 2017	Corporation - Rs.100 /m ² Municipality - Rs.60 /m ² Town Panchayat - Rs.30/m ² Panchayat Union - Rs.30 /m ²
4.	OSR Charges	Applicable for site extent between 3000 m ² & 10000 m ² (Based on the parent extent as on 05.08.1975)	TNCDBR, 2019	10 % of Guideline Value
5.	SD for Building	All Developments Except Slum Board, Housing Board	TNCDBR, 2019	Residential - Rs.187.50 /m ² Commercial - Rs. 375 /m ² (50% of I&A Charges)
6.	SD for Display Board	All Developments Except Slum Board, Housing Board	TNCDBR, 2019	Rs.10,000/-
7.	SD for Septic tank	Development falls in unsewered area	TNCDBR, 2019	Rs.1000 /Dwelling Unit For Commercial: FSI Area / 50 = Dwelling unit
8.	I & A charges	All Developments	G.O.Ms.No.86 H&UD Dept. dated.28.03.2012. Govt. Letter No.6188/UD4(3)/ 2017-8 dated.1306.2017	Residential - Rs.375 /m ² Commercial - Rs.750 /m ²
9.	Premium FSI	Excess area over and above normally permissible area	TNCDBR, 2019	40% of GLV of excess FSI area over normally permissible FSI area
10.	Shelter charges	FSI area more than 3000 m ²	G.O.Ms.No.31 H&UD Dept. dated.31.01.2020 G.O.Ms.No.54 H&UD Dept. dated.12.03.2020	Residential & Industries - 1.1 % of GLV Commercial & IT - 1.2 % of GLV Institution 1.0 % of GLV Excluding 1 st 3000 m ²
11.	MIDC Charges	Site falls in CMWSSB areas	Office Order No 5 /2022 dated.04.03.2022	Rs.218/m ² Within CMWSSB area

Charges collected for Non High-Rise Buildings

	Fee Detail	Applicability	Orders	Charges
1.	DC for Land	Applicable for all Developments	G.O.Ms.No.131 H&UD Dept. dated.25.03.1997	Residential (CBA) - Rs.5.0 /m ² Residential - Rs.4.0 /m ² Commercial (CBA) - Rs.10.0 /m ² Commercial - Rs.8.0 /m ²
	DC for Building			Residential (CBA) - Rs.12.5 /m ² Residential - Rs.10.0 /m ² Commercial (CBA) - Rs.25.0 /m ² Commercial - Rs.20.0 /m ²
2.	Scrutiny Fee	Applicable for all Developments	TNCDBR, 2019	Along with PPA - Rs.2 /m ² 1 st revised plan - Rs.1 /m ² 2 nd revised plan - Rs.0.40 /m ² 3 rd revised plan - Rs.0.20 /m ² Subsequent revised plans- Nil
3.	RC for Land	Applicable for regularization of unauthorized subdivision & amalgamation of lands	Regularization of Unapproved Layout and Plot Rule 2017	Corporation - Rs.100 /m ² Municipality - Rs.60 /m ² Town Panchayat - Rs.30/m ² Panchayat Union - Rs.30 /m ²
4.	OSR Charges	Applicable for site extent between 3000 m ² & 10000 m ² (Based on the parent extent as on 05.08.1975)	TNCDBR, 2019	10 % of Guideline Value
5.	SD for Building	All Developments Except Slum Board, Housing Board	TNCDBR, 2019	Residential - Rs.187.50 /m ² Commercial - Rs.187.50 /m ² (50% of I&A Charges)
6.	SD for Display Board	All Developments Except Slum Board, Housing Board	TNCDBR, 2019	Rs.10,000/-
7.	SD for Septic tank	Development falls in unsewered area	TNCDBR, 2019	Rs.1000 /Dwelling Unit For Commercial: FSI Area / 50 = Dwelling unit
8.	I & A charges	All Developments	G.O.Ms.No.86 H&UD Dept. dated.28.03.2012. Govt. Letter No.6188/UD4(3)/ 2017-8 dated.1306.2017	Residential - Rs.375 /m ² Commercial - Rs.375 /m ²
9.	Premium FSI	Excess area over and above normally permissible area	TNCDBR, 2019	50% of GLV of excess FSI area over normally permissible FSI area
10.	Shelter charges	FSI area more than 3000 m ²	G.O.Ms.No.31 H&UD Dept. dated.31.01.2020 G.O.Ms.No.54 H&UD Dept. dated.12.03.2020	Residential & Industries - 1.1 % of GLV Commercial & IT - 1.2 % of GLV Institution 1.0 % of GLV Excluding 1 st 3000 m ²
11.	MIDC Charges	Site falls in CMWSSB areas	Office Order No 4 /2025 dated.28.03.2025	Rs.290/m ² Within CMWSSB area

Collection of Charges for Completion Certificate Applications

High Rise Buildings				
	Fee Detail	Applicability	Orders	Charges
1.	DC for Building	Applicable for all Developments	G.O.Ms.No.131 H&UD Dept. dated.25.03.1997	Residential - Rs.12.5/m ² Commercial - Rs.25.0 /m ²
2.	I & A charges	All Developments	G.O.Ms.No.86 H&UD Dept. dated.28.03.2012. Govt. Letter No.6188/UD4(3)/ 2017-8 dated.1306.2017	Residential - Rs.375 /m ² Commercial - Rs.750 /m ²
3.	Shelter charges	FSI area more than 3000 m ²	G.O.Ms.No.31 H&UD Dept. dated.31.01.2020 G.O.Ms.No.54 H&UD Dept. dated.12.03.2020	Residential & Industries - 1.1 % of GLV Commercial & IT - 1.2 % of GLV Institution 1.0 % of GLV Excluding 1 st 3000 m ²
Non-High Rise Buildings				
	Fee Detail	Applicability	Orders	Charges
1.	DC for Building	Applicable for all Developments	G.O.Ms.No.131 H&UD Dept. dated.25.03.1997	Residential (CBA) - Rs.12.5/m ² Residential - Rs.10.0/m ² Commercial (CBA) - Rs.25.0 /m ² Commercial - Rs.20.0/m ²
2.	I & A charges	All Developments	G.O.Ms.No.86 H&UD Dept. dated.28.03.2012. Govt. Letter No.6188/UD4(3)/ 2017-8 dated.13.06.2017	Residential - Rs.375 /m ² Commercial - Rs.375/m ²
3.	Shelter charges	FSI area more than 3000 m ²	G.O.Ms.No.31 H&UD Dept. dated.31.01.2020 G.O.Ms.No.54 H&UD Dept. dated.12.03.2020	Residential & Industries - 1.1 % of GLV Commercial & IT - 1.2 % of GLV Institution 1.0 % of GLV Excluding 1 st 3000 m ²