ABSTRACT

Town and Country Planning Department - Fixation of Infrastructure and Basic Amenities Charges - orders - issued.

Housing and Urban Development (OPI) Department Department

G.O.Ms.No.191 Dated 1-6-2007

Read:-

From the Director of Town and Country Planning
Letter Roc.No.9278/2007/BA1 dated 15-5-2007.

ORDER:-

The Government have examined the proposal on the fixation of Infrastructure and amenities charges in the context of the rapid developments that are taking place in the State. After detailed discussions on the above proposal, it has been underscored that for ensuring sustainable development leading to the formation of well planned urban areas and growth centers, provision of adequate basic amenities like alternative and or additional source for water supply, availability of facilities such as broad road connectivity, provision of standard infrastructure, implementation of schemes for connecting sewerage and drainage to the trunk systems, creation of environment friendly atmosphere on long term basis, etc. have become essential and it is felt necessary to provide adequate funds by way of establishing an Infrastructure and Amenities Fund with adequate sources of revenue.

2) The Government accordingly, direct that the infrastructure and basic amenities charges shall be collected at the rates not exceeding those indicated in the table below in respect of different categories of buildings referred to in the Table.

Infrastructure and Basic Amenities Charges

S.No	Type of Building	Ceiling of the Rates
1)	Commercial & IT Building	Rs.500/- per sq.m.
2)	Multistoreyed Building	Rs.1000/- per sq.m.
3)	Institutions	Rs.200/- per sq.m.
4)	Industrial use	Rs.300/- per sq.m.

3) The Director of Town and Country Planning be and is hereby empowered to fix the rates for different places and he may fix different rates for each of the above categories of buildings for different areas, taking into account the various aspects of developments including infrastructural needs.

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The Infrastructure and Amenities Charges collected shall be credited to the Infrastructure and Amenities Fund to be operated and maintained by him. The orders on the creation and maintenance of the said Fund will be issued separately.

4) In respect of the Chennai Metropolitan Area, the Chennai Metropolitan Development Authority shall collect the Infrastructure and Amenities Charges at the rates indicated in the Table in para 2 above and credit the same to the Infrastructure and Amenities Fund.

5) Till the Fund, as mentioned at para 3 above, is operational, the charges collected shall be credited into a new personal deposit account opened for this purpose and the same shall be transferred to the above mentioned Fund after it becomes operational.

6) The aforesaid charges shall be collected with effect from the date of issue of this order.

7) This order issues with the concurrence of the Finance Department vide its U.O. No. 327/SS(KPR)/07 dated 1-6-2007.

(By Order of the Governor)

R. SELLAMUTHU,
SECRETARY TO GOVERNMENT.

To
The Director of Town and Country Planning, Chennai-2
The Member Secretary
Chennai Metropolitan Development Authority, Chennai-8
All District Collectors
The Regional Deputy Directors / Joint Directors
of all Local Planning Authorities through the
Director of Town and Country Planning, Chennai-2
The Secretaries to Government,
Municipal Administration & Water Supply/
Rural Development and Panchayat Raj /
Finance Department, Chennai-9

Copy to:-
The Private Secretary to Secretary to Government
Housing and Urban Development Department, Chennai-9
The P.A. to Chief Secretary to Government, Chennai-9
The Sr.P.A to Minister (Information), Chennai-9
The Secretary to Chief Minister of Tamil Nadu, Chennai-9
SF/SCs

// Forwarded // By Order //

S. Bantaratnal
SECTION OFFICER.

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Proceedings of the Director of Town and Country Planning, Chennai – 600 002.
Present: Thiru A.S.Jeevarathinam, I.A.S.

Roc. No.9278/2007 BA-1, dated: 1.6.2007

Sub: Town and Country Planning department – Fixation of infrastructural and amenities charges for Chengalpattu region – Orders issued.

Read: G.O.Ms.No.191, Housing and Urban Development (UD IV(2)) Department, dated: 1.6.2007.

Order:-

In the Government Order cited, Government have issued orders fixing the infrastructure and basic amenities charges for the building developments in the State. Government have also authorised the Director of Town and Country Planning to fix different rates for different areas in the State. In accordance with the above provisions, the following rates of infrastructure and basic amenities charges are fixed based on the prevailing land cost, availability of basic infrastructures and trend of development. The views of the Mamallapuram Local Planning Authority and the District Collector, Kancheepuram District have also been taken into account while fixing the rate for Chengalpattu region.

The rates of infrastructure and Basic Amenities Charges for Chengalpattu region are:

S.No.	Type of building	Rates
1.	Commercial & IT Building	Rs.500/- per sq.m.
2.	Multi-storeyed Building	Rs.1000/- per sq.m.
3.	Institutions	Rs.200/- per sq.m.
4.	Industrial use	Rs.300/- per sq.m.

2) The above charges shall be paid in favour of the Director of Town and Country Planning, Chennai-2.

3) This order shall come into force from the date of issue of this order.

Sd/-----
Director of Town and Country Planning

To
(1) Member Secretary,
Mamallapuram Local Planning Authority,
(2) Regional Deputy Director, Chengalpattu Region.(He has to communicate the order to all the local bodies under his jurisdiction for strict adherence and monitor regularly)
(3) District Collectors of Kancheepuram, Tiruvallur, Villupuram Districts.
(4) Additional Director of Town and Country Planning, Chennai-2.
(5) Joint Director of Town and Country Planning, Chennai-2.

(6) Deputy Director (Admn.), O/o, Director of Town and Country Planning, Chennai-2.
(7) Accounts Officer (incharge), O/o, Director of Town and Country Planning, Chennai-2.
(8) Research Officer (incharge), O/o, Director of Town and Country Planning, Chennai-2.
(9) All Planning Assistants, Supervisors, Research Assistants of the Head Office, Chennai-2.
(10) Accounts section, O/o, Director of Town and Country Planning, Chennai-2.
Spare-5.

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Joint Director of Town and Country Planning

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Proceedings of the Director of Town and Country Planning, Chennai – 600 002

Present: Thiru A.S.Ieevarathinam, I.A.S.

Roc. No.9278/2007 BA-1 Dated: 5.6.2007

Sub: Town and Country Planning department – Fixation of Infrastructure and Basic Amenities Charges for specific areas - Orders -issued.

Read: (1) G.O.Ms.No.191, Housing and Urban Development (UD IV(2)) Department, dated: 1.6.2007.
(2) Proceedings of the Director of Town and Country Planning in Roc. No. 9278/2007- BA1, dated: 1.6.2007

Order:-

In the Government Order cited, Government have issued orders fixing the Infrastructure and Basic Amenities Charges for the building developments in the State. The rates of Infrastructure and Basic Amenities Charges specified in the Government Order first cited are as follows:

S.No.	Type of building	Ceiling of the Rates
1.	Commercial & IT Building	Rs.500/- per sq.m.
2.	Multi-storeyed Building	Rs.1000/- per sq.m.
3.	Institutions	Rs.200/- per sq.m.
4.	Industrial use	Rs.300/- per sq.m.

The Government have also authorised the Director of Town and Country Planning to fix different rates for different areas in the State. In accordance with the above provisions, the maximum rates of Infrastructure and Basic Amenities Charges specified in the Government Order have been fixed as the rates applicable for the areas coming under the jurisdiction of the Chengalpattu regional office of the Town and Country Planning Department. Order has been issued to this effect in the reference second cited.

Likewise, rates for the areas other than those covered under Chengalpattu region are fixed based on the decision taken in the meeting of the technical officers of this department held on 4.6.2007 at the head office, Chennai-2. The rates are fixed based on the prevailing land cost, cost of basic infrastructures and the nature of development in different areas. The following are the rates fixed for the areas specified against each of them.

The rates of infrastructure and Basic Amenities Charges for the Coimbatore Composite Local Planning Area, Kurichi New Town Development Area and Tiruppur Composite Local Planning Area will be 75% of the ceiling of the rates specified in the

Government order first cited. Therefore, the rates for these areas are fixed as follows:

S. No.	Type of building	Rates
1.	Commercial & IT Building	Rs.375/- per sq.m.
2.	Multi-storeyed Building	Rs.750/- per sq.m.
3.	Institutions	Rs.150/- per sq.m.
4	Industrial use	Rs.225/- per sq.m.

The rates of Infrastructure and Basic Amenities Charges for all other areas in the State except for the Chennai Metropolitan Development area, Chengalpattu region area, Coimbatore Composite Local Planning area, Kurichi New Town Development Area and Tiruppur Composite Local Planning area, will be 50% of the ceiling of the rates specified in the Government order first cited. Therefore, the rates for these areas are fixed as follows:

S.No.	Type of building	Rates
1.	Commercial & IT Building	Rs.250/- per sq.m.
2.	Multi-storeyed Building	Rs.500/- per sq.m.
3.	Institutions	Rs.100/- per sq.m.
4.	Industrial use	Rs.150/- per sq.m.

2) The above charges shall be paid in favour of the Director of Town and Country Planning, Chennai-2.

3) This order shall come into force from the date of issue of this order.

(Sd) A.S.Jeevarathinam,
Director of Town and Country Planning

To
(1) All the Regional Deputy Directors (RDD has to communicate the order to all the local bodies under his jurisdiction for strict adherence and monitor regularly)
(2) All the District Collectors.
(3) Additional Director of Town and Country Planning, Chennai-2.
(4) Joint Director of Town and Country Planning, Chennai-2.
(5) Deputy Director (Admn.), O/o, Director of Town and Country Planning, Chennai-2.
(6) Accounts Officer (incharge), O/o, Director of Town and Country Planning, Chennai-2.
(7) Research Officer (incharge), O/o, Director of Town and Country Planning, Chennai-2.
(8) All Planning Assistants, Supervisors, Research Assistants of the Head Office, Chennai-2.
(9) Accounts section, O/o, Director of Town and Country Planning, Chennai-2. Spare-5.

/forwarded/by order/

Joint Director of Town and Country Planning

1/6/07

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