ABSTRACT

Housing and Urban Development – Reduction of Infrastructure and - Amenities charges for buildings constructed prior to 01.07.2007 – Terms for handing over of 10% Open Space Reservation in respect of Educational Institutions – Orders – Issued.

Housing and Urban Development [UD4(3)] Department

G.O.Ms.No.161 **Dated:26.06.2013**

விஜய வருடம், ஆனி திங்கள் 12,
திருவள்ளுவர் ஆண்டு 2044

Read:

1. G.O.Ms.No.191, Housing and Urban Development (UD4.1) Department, dated 1.6.2007.
2. G.O.Ms.No.22, Housing and Urban Development (UD4.1) Department, dated 25.1.2008.
3. G.O.Ms.No.84, Housing and Urban Development (UD4.1) Department, dated 08.04.2008.
4. G.O.Ms.No.161, Housing and Urban Development (UD4.1) Department, dated 09.09.2009.
5. G.O.Ms.No.86, Housing and Urban Development (UD4.1) Department, dated 28.3.2012.

Read also:

6. From the Secretary, Consortium of Self Financing Professionals, Arts and Science Colleges in Tamil Nadu, Chennai letter dated 21.12.2012.
7. From the Commissioner of Town Country Planning, Letter ROC.No.20/2013/BA1, dated 04.02.2013, and 22.04.2013.
8. From the Member Secretary, Chennai Metropolitan Development Authority, letter No.M2/3406/2011, dated 19.03.2013.

ORDER

In the Government Order first read above, orders were issued for collection of Infrastructure and Amenities charges in respect of different categories of buildings in the State of Tamil Nadu. Subsequently, in the Government Order second read above, the Government fixed maximum and minimum rates of Infrastructure and Amenities charges for different categories of buildings. In the Government Order third read above, different rates of Infrastructure & Amenities charges were fixed for different areas. These rates were reduced in the Government Order fourth

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read above. Subsequently, in the Government Order fifth read above these rates were increased by 50% for whole of the State.

2. In the letter sixth read above, the Consortium of Self-financing Professionals, Arts and Science Colleges in Tamil Nadu had requested for reduction of Infrastructure and Amenities Charges for buildings constructed prior to 1.7.2007 as the Infrastructure and Amenities Charges were introduced only on 01.06.2007. They have also stated that the educational institutions are now willing to regularize the buildings constructed prior to 1.7.2007 under section 113-C, which was introduced on 16.07.2012 to regularize the buildings constructed prior to 01.07.2007.

3. The Commissioner of Town and Country Planning when consulted on the above request of the consortium, has stated that the rates may be fixed at 20 to 25% less than the rates for Institutional buildings prescribed in the Government Order first read above or as may be decided by the Government.

4. The above consortium has also requested to relax the condition stipulated in Development Control Regulations which necessitates handing over the Open Space Reservation area to the respective local bodies. Instead they have requested to allow the respective institutions to maintain the Open Space Reservation areas as parks.

5. The above subject was earlier discussed in the 8th meeting of the Empowered Committee held on 15.3.2012 and the following decision has been taken by the Committee:

"The Committee discussed the issue of providing Open Space Reservation for educational institution buildings in detail, and taking into consideration the fact that Open Space Reservation in institutions in Chennai Metropolitan Development Authority areas are not handed over to local body, the Committee felt that the Open Space Reservation may be earmarked and kept open to sky without any construction with the conditions that it should be utilized only as a park or playground by the concerned institution and the same to be recommended to Government for amendment to Development Control Regulations."

Hence, the Commissioner of Town and Country Planning had requested the Government to consider for suitable amendment to Development Control Regulations as decided by the Empowered Committee in the Directorate of Town and Country Planning areas.

6. The Member Secretary, Chennai Metropolitan Development Authority when consulted regarding the proposal of the Commissioner of Town and Country Planning, has requested the Government to pass

appropriate orders on the report of the Commissioner of Town and Country Planning in his letter eighth read above.

7. The Government after careful consideration of the request of the consortium of Self-financing Professionals, Arts and Science Colleges in Tamil Nadu in consultation with the Commissioner of Town and Country Planning and the Member Secretary, Chennai Metropolitan Development Authority hereby direct as follows:

- The rates of Infrastructure and Amenities Charges for all categories of non-multi storeyed buildings like residential, commercial, Information Technology, group development and special buildings which were constructed on or before 1.7.2007, with the permission of the local bodies, shall be fixed at 50% of the prevailing current rates of Infrastructure and Amenities Charges;

- The above concession shall be available to those buildings who apply for planning permission from the Member Secretary, Chennai Metropolitan Development Authority and Commissioner of Town and Country Planning within six months from the date of issue of orders;

- In respect of educational institutions for whom the Open Space Reservation Regulation is applicable, the Open Space Reservation shall be earmarked and kept open to sky without any construction with the condition that the Open Space Reservation area should be utilized only as a park and not as a playground by the concerned institutions. The guideline value should not be collected in lieu of Open Space Reservation area in such cases.

8. The Commissioner of Town and Country Planning and the Member Secretary, Chennai Metropolitan Development Authority are directed to pursue action accordingly. They shall also send proposals for amendment of relevant Rules separately.

(By Order of the Governor)

Thanga Kaliyaperumal,
Secretary to Government.

To
The Commissioner of Town and Country Planning,
Chennai – 600 002.
The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai – 600 008.
All District Collectors.

The Regional Deputy Directors / Joint Director /
Member Secretaries of all Regional Local Planning Authorities,
through Commissioner of Town and Country Planning,
Chennai – 600 002.
The Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai – 600 009.
The Principal Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai – 600 009.
The Principal Secretary to Government,
Finance Department,
Chennai – 600 009.
The Secretary,
Consortium of Self-financing Professionals,
Arts and Science Colleges in Tamil Nadu,
New No.29, Ganapathy Street,
Royapettah, Chennai-600 014.
The President,
Confederation of Real Estate Developers' Associations of India,
"Challa Mall", 11, Sir Thiyagaraya Road, T.Nagar,
Chennai – 600 017.

Copy to:-

The Secretary to Chief Minister,
Chennai – 600 009.
The Private Secretary to Chief Secretary to Government,
Chennai – 600 009.
The Personal Assistant to Minister (Hg&UD),
Chennai – 600 009.
The Private Secretary to Secretary to Government,
Housing and Urban Development Department,
Chennai – 600 009.
The Public (SC) Department,
Chennai – 600 009.
Sf/Sc.

// Forwarded / By Order //

Section Officer.

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