Commissioner
28 MAR 2012

ABSTRACT

Urban Development – Infrastructure and Amenities Charges - Increase by 50% of the present prevailing rates in Town and Country Planning and CMDA areas - Orders Issued.

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HOUSING AND URBAN DEVELOPMENT (UD 4(1)) DEPARTMENT

G.O.(Ms) No.86 Dated: 28.03.2012

Read:

1. G.O.Ms.No.191, Housing and Urban Development (UD4.1) Department, dated 1.6.2007.
2. G.O.Ms.No.4, Housing and Urban Development (UD4.1) Department, dated 4.1.2008.
3. G.O.Ms.No.22, Housing and Urban Development (UD4.1) Department, dated 25.1.2008.
4. G.O.Ms.No.84, Housing and Urban Development (UD4.1) Department, dated 8.4.2008
5. G.O.Ms.No.161, Housing and Urban Development (UD4.1) Department, dated 9.9.2009.

Read also:

7. From the Commissioner of Town and Country Planning, Letter No.Roc.21075/2011/PA1, dated 24.1.2012.

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ORDER:

The Government in the G.O. fifth read above, ordered that,

i) The minimum and maximum rates specified in the rule 4 of Tamil Nadu Town and Country Planning (Levy of Infrastructure and Amenities Charges) Rules, 2008 shall be done away with.

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ii) The Infrastructure and Amenities Charges for different categories in different areas shall be as given in the table below:-

Sl. No.	Type of Building	Chennai Metropolitan Development Authority	Commissioner of Town and Country Planning		
		Chennai Metropolitan Area	Chengal pattu	Coimbatore Tiruppur and Kurichi	Other areas
		(Rs. per sq.mtr.)			
1)	Multistoreyed Building Commercial or Information Technology or industrial or institutional or combination of such activities.	500	500	375	250
2)	Multistoreyed Residential	250	250	250	250
3)	Other than Multistoreyed Building Commercial building, Information Technology building, Group development and Special building	250	250	190	125
4)	Institutional building (not covered under S.No.1)	100	100	75	50
5)	Industrial building (not covered under S.No.1)	150	150	112.50	75

iii) The Infrastructure and Amenities Charges shall be paid in one lump sum, before issue of Planning permission.

iv) The above rates of Infrastructure and Amenities Charges shall take place with immediate effect.

v) The revised rates of Infrastructure and Amenities Charges shall be revised at a later date whenever necessity arises.

2) Tamil Nadu is witnessing a huge phenomenon of urban development. The gap between the supply and demand in urban infrastructure is increasing every year. To meet this demand, it is necessary that the users of these services contribute to the creation of Infrastructure assets. Therefore keeping in view the huge demand for creation of infrastructure and the requirement of funds, the Commissioner of Town and Country Planning vide his letter 6th read above, has

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5) The Member Secretary, Chennai Metropolitan Development Authority and the Commissioner of Town and Country Planning are directed to pursue action accordingly.

6) The Commissioner of Town and Country Planning is directed to send necessary proposal on amendment to the Tamil Nadu Town and Country Planning (Levy of Infrastructure and Amenities Charges) Rules, 2008 to Government accordingly.

(BY ORDER OF THE GOVERNOR)

K. PHANINDRA REDDY,
SECRETARY TO GOVERNMENT.

To
The Commissioner of Town and Country Planning, Chennai – 2.
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai – 8.
All District Collectors.
The Regional Deputy Directors / Joint Director of all Regional Local Planning Authorities,
through Commissioner of Town and Country Planning, Chennai – 2.
The Secretary to Government,
Municipal Administration and Water Supply Department, Chennai – 9.
The Principal Secretary to Government,
Rural Development and Panchayat Raj Department, Chennai – 9.
The Principal Secretary to Government,
Finance Department, Chennai – 9.
The President,
Confederation of Real Estate Developers' Associations of India,
"Challa Mall", 11, Sir Thiyagaraya Road, T.Nagar,
Chennai – 17.

Copy to:-
The Secretary to Chief Minister, Chennai – 9.
The Private Secretary to Chief Secretary to Government, Chennai – 9.
The Personal Assistant to Minister (Information), Chennai – 9.
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department, Chennai – 9.
The Public (SC) Department, Chennai – 9.
Sf/Sc

//FORWARDED BY ORDER//

SECTION OFFICER.

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requested the Government to revise the Infrastructure and Amenities Charges by 50% of the present prevailing rates in Town and Country Planning areas and CMDA areas.

3) The Government, after careful examination, have decided to accept the proposal of Commissioner of Town and Country Planning and order that the Infrastructure and Amenities Charges shall be increased by 50% of the present prevailing rates in Town and Country Planning areas and CMDA areas. The revised rates will be as follows:-

Sl. No	Type of Building	Chennai Metropolitan Development Authority	Commissioner of Town and Country Planning		
		Chennai Metropolitan Area	Chengal pattu	Coimbatore Tiruppur and Kurichi	Other areas
		(Rs. per sq.mtr.)			
1)	Multistoreyed Building Commercial or Information Technology or industrial or institutional or combination of such activities.	750	750	563	375
2)	Multistoreyed Residential	375	375	375	375
3)	Other than Multistoreyed Building Commercial building, Information Technology building, Group development and Special building	375	375	285	188
4)	Institutional building (not covered under S.No.1)	150	150	113	75
5)	Industrial building (not covered under S.No.1)	225	225	169	113

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

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Housing and Urban Development Department, Secretariat, Chennai-9.

Letter No.7969/UD4.1/2012-1, dated 22.06.2012

From
Thiru K.Phanindra Reddy, I.A.S.,
Secretary to Government.

To
The Commissioner of Town and Country Planning,
Chennai-2

The Member Secretary,
Chennai Metropolitan Development Authority,
Chennai-8

Sir,

Sub: Urban Development – Commissioner of Town and Country Planning - Infrastructure and Amenities Charges – Increase by 50% of the present prevailing rates in Town and Country Planning and Chennai Metropolitan Development Areas – Certain clarifications sought for – Regarding.

Ref: 1. G.O.Ms.No.86, Housing and Urban Development (UD4(1)) Department, dated 28.3.2012.
2. Your Letter No. Roc. No. 21075/ 2009/ BA1, dated 11.4.2012.

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I am directed to invite your attention to the reference cited wherein you have requested certain clarifications regarding levy of I&A charges in the enhanced rates as ordered in Government Order first cited. In this connection, I am to state that the rates of I&A charges applicable as on the date of issue of technical clearance by CTCP shall be levied as I&A Charges in areas covered by Commissioner of Town and Country Planning and in respect of Chennai Metropolitan Areas, the date of raising demand for Developmental charges, be considered as crucial date for levy of I&A charges. The above clarification shall hold good whenever the above rates of I&A charges are revised by the Government.

2. I am therefore to request you to pursue action accordingly.

Yours faithfully,

for Secretary to Government.

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