



ABSTRACT

Urban Development – Infrastructure and Amenities Charges – Revised rates of charges and mode of payment – Orders – Issued.

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

G.O.Ms.No.161

Dated 09.09.2009

Read:

1. G.O.Ms.No.191, Housing and Urban Development Department, dated 01.06.2007.
2. G.O.Ms.No.4, Housing and Urban Development Department, dated 04.01.2008.
3. G.O.Ms.No.22, Housing and Urban Development Department, dated 25.01.2008.
4. G.O.Ms.No.84, Housing and Urban Development Department, dated 08.04.2008.

Read also:

5. From the President, Confederation of Real Estate Developers' Associations of India, Representation No.TN/061/08-09, dated Nil.
6. From the Commissioner of Town and Country Planning, Letter No.15071/2009/BA1, dated 31.07.2009.
7. From the Additional Chief Secretary and Vice-Chairperson, Chennai Metropolitan Development Authority, Letter No.C3/12933/07, dated 31.07.2009.

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ORDER:-

In the G.O. first read above, the Government have directed that the Infrastructure and Basic Amenities charges shall be collected for different categories of building on the rates indicated therein.

2. In the G.O. fourth read above, the Government have directed that the maximum and minimum rates of Infrastructure and Amenities charges shall continue to be the same as prescribed under Rule 4 of the Tamil Nadu Town and Country Planning (Levy of Infrastructure and Amenities Charges) Rules 2008, as indicated therein. As per orders issued therein, the charges shall be collected in 3 instalments as prescribed under Rule 9 of the above Rules viz.50%, 25% and 25% as first, second and third instalments respectively. The Government also directed that in respect of the Chennai Metropolitan Area and Chengalpattu Region, the maximum rates of the charges shall be fixed and collected, in respect of the Coimbatore and Tiruppur Local Planning areas and Kurichi New Town Development area 75% of the maximum rates of charges and in respect of the other areas 50% of the maximum rates of charges shall be fixed and collected.

3. In his representation fifth read above, the President of Confederation of Real Estate Developers' Associations of India has represented that the levy of charges is over and above the development charges that is collected under various other heads and that in other States the rates are much lower. Pointing out that the real estate market is very much depressed and the sales have dipped as a result of high rates of interest on home loans, he has requested that the Infrastructure and Amenities charges for the various types of buildings may be reduced; that the charges may be made effective from 08.04.2008, the date of issue of G.O. in the reference fourth read above and that Infrastructure and Amenities charges may be paid in two instalments.

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4. The Government have examined the request in para 3 above in the light of the reports sent by the Commissioner of Town and Country Planning and the Additional Chief Secretary and Vice-Chairperson, Chennai Metropolitan Development Authority in their letters 6th and 7th read above. The Government took note of the slump in the construction industry, the need to provide relief to construction industry while at the same time recognising the need for generating funds and the need to give impetus to the residential construction which will ultimately benefit the general public. The Government after careful consideration direct as follows:-

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

S. No	Type of Building	Chennai Metropolitan Development Authority	Commissioner of Town and Country Planning		
		Chennai Metropolitan Area	Chengal-pattu Region	Coimbatore, Tirupur and Kurichi	Other areas
Rs. Rates per Sq. Mtr					
1.	<u>Multi Storeyed Building</u> Commercial or Information Technology or Industrial or Institutional or Combination of such activities	500	500	375	250
2.	<u>Multi storeyed residential</u>	250	250	250	250
3.	<u>Other than Multi Storeyed Building</u> 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 lumpsum, 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.

5. Orders already issued in the G.O. 4th read above shall stand modified to the extent indicated in para 4 above. 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)

Surjit K. Chaudhary,
Principal Secretary to Government.