

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

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

Dated: 5.6.2007

Roc. No.9278/2007 BA-1

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 bellings 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}

(Signature)
Joint Director of Town and Country Planning

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